ARK1TEK

November 15, 2012

Mary-Kathryn Smith
Department of Community Affairs
Florida Building Commission
2555 Shumard Oak Boulevard
Tallahassee, Florida 32939-2100

Re: ADA Vertical Accessibility Waiver Request

Dear Ms. Smith:

On behalf of my client, the Brevard County School District, I respectfully submit the attached "Request for Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statutes" along with relevant information as it pertains to the Palm Bay High School football bleachers press box vertical accessibility requirements.

Please review the application at your convenience and advise me if you need any additional information to support our request. We would like to be placed on your next scheduled meeting, which I understand is January 23rd ,2013 at 2:00 pm. We will be participating via the webinar.

If you have any questions, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

Ronald J. Treharne, Architect
AIA NCARB APA LEEDAP
ron.treharne@ark1tek.com

AR 95317 (321) 698-5739 446 Carmel Drive Melbourne, FL 32940

Department of Community Affairs
FLORIDA BUILDING COMMISSION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

- The person submitting the waiver request application as the Applicant MUST sign the application. Should you fail to do so, your application will be returned.

- If a licensed design professional (architect or engineer) has designed the project, his or her comments MUST be included as a part of this application.

- Be as explicit as possible. The more information provided to the Florida Building Commission, the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree.

- If at all possible, **PLAN TO ATTEND the Accessibility Advisory Council and the Florida Building Commission meetings**. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your attendance at the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information – from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed are a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

Please mail this application to the Department of Community Affairs at the address above. **As well as a hard copy, please include a copy of the application and drawings or plans on a CD in PDF format. NOTE: Please do not send CAD files, but rather scan the CAD files and save as a pdf. Must be in Microsoft Compatible format.**

NOTE: Failure to submit electronically will not have any bearing on whether your petition is heard by the Commission, however, electronic filing will facilitate the Commission's movement toward utilizing CD technology to display the waiver application and attached floor plans to the Council and Commission.

This application is available in alternate formats upon request.

LIST OF REQUIRED INFORMATION:

1. _______ Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:

a. Project site plan
b. 24" x 36" minimum size drawings
c. Building/project sections (if necessary to assist in understanding the waiver request)
d. Enlarged floor plan(s) of the area in question

2. ___X___ One set of reduced scale (11" x 17") versions of the drawings submitted in item one above.

3. _______ One set of overhead transparencies (8 ½" x 11") of the drawings submitted in item one above. When numerous features are shown on the drawings, please designate the location of the waiver items by highlighting or outlining in color the affected areas.

4. ___X___ When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.

5. _______ If you feel photographs and/or renderings are necessary for your presentation, provide 40 legible color photocopies of the photographs and/or renderings. If color photocopies of photographs are provided, use a minimum size of 4" x 6" photographs with a maximum of two photographs per photocopied page.

6. ___X____ Please submit a hard copy of this application to the Department of Community Affairs. PLEASE NOTE: Although not required by Rule 9B-7, F.A.C., in addition to the hard copy please include a copy of the application and drawings or plans on a CD in PDF format.

General Information:

a. **Equipment:** A CD projector is provided at the Accessibility Advisory Council and Florida Building Commission meetings. Any other equipment necessary for your presentation, such as an overhead projector, TV/VCR, slide or LCD projectors, etc., is the responsibility of the applicant.

b. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minute**s. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application. You will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minute**s. The Commission will consider all information and the Council's recommendation before voting on the waiver.

This application is available in alternate formats upon request.

REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS OF CHAPTER 553, PART V, FLORIDA STATUTES

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: **Palm Bay High School Press Box**

Address: **101 Pirate Lane , Melbourne, Florida 32901**

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: **Brevard County School District**

Applicant's Address: **2700 Judge Fran Jamieson Way, Viera, Florida 32940**

Applicant's Telephone: **321-633-1000** FAX: **321-633-3525**

Applicant's E-mail Address: **Theodore.Dane@BrevardSchools.org**

Relationship to Owner: **Brevard County School District has jurisdiction over Palm Bay H.S.**

Owner's Name: **Same**

Owner's Address: **Same**

Owner's Telephone: **Same** FAX **Same**

Owner's E-mail Address: **Same**

Signature of Owner: X

Contact Person: **Dane Theodore, Assistant Superintendent**

Contact Person's Telephone: **633-1000- Ext. 450** E-mail Address: **Same**

This application is available in alternate formats upon request.
Form No. 2001-01
3. **Please check one of the following:**

[ ] New construction.

[**X**] Addition to a building or facility. **(Press Box addition to existing bleachers.)**

[ ] Alteration to an existing building or facility.

[ ] Historical preservation (addition).

[ ] Historical preservation (alteration).

4. **Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The proposed facility is a new single story Press Box of approximately 250 SF in size with rooftop access to be located at the top of and supported by an existing concrete bleachers located in the football stadium (an outside assembly area) of Palm Bay High School located in Melbourne, Florida.

---

5. **Project Construction** Cost (Provide cost for new construction, the addition or the alteration):

The proposed cost of the Press Box (without ADA accessibility) is estimated to be approximately $102,000 plus architectural and engineering fees (TBD). See attached.

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6. **Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

[**X**] Under Design [ ] Under Construction*

[ ] In Plan Review [ ] Completed*

* Briefly explain why the request has now been referred to the Commission.

Current Florida Accessibility Code supersedes the Federal Accessibility Code and overrides the Federal exemption for Press Boxes of less than 500 SF to be constructed without meeting ADA vertical accessibility. However, the Florida Accessibility Code does allow for application of a waiver to such ADA requirements under Section 206.2.7 dealing

specifically with Press Boxes. It states "*Florida requirements may be waived down to the ADA Standards requirements.*"; hence, this application is submitted to this Commission.

Currently, there is an existing 7.3' x 35.3' Press Box (approximately 256 SF) on the "home" bleachers of stadium. The proposed 7.5' x 32.0' Press Box will be of a similar size (approximately 240 SF) for a combined total of 496 SF. Palm Bay High School, through the Brevard County School District, respectfully requests that this Commission grant a waiver to comply with Florida Accessibility Code and to accept the Federal Accessibility Code's exemption of allowing Press Boxes of a combined total of less than 500 SF to not be required to meet ADA vertical accessibility.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: **In the 2012 Florida Accessibility Code, Section 206.2.7 it states "*Press Boxes in assembly areas shall be on an accessible route. Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply*." Followed by the statement "*Advisory 206.2.7 Press Boxes. Exceptions 1-3 are preempted by Florida vertical accessibility requirements of s.533.509, F.S., as incorporated in section 201.1.1. Florida requirements may be waived down to the ADA Standards requirements*." The 2010 Federal ADA Standards, Sections 206.2.7 (1) and (2) added two exceptions that "*exempt small Press Boxes that are located in bleachers with entrances on only one level….when the aggregate area of all Press Boxes in a sports facility does not exceed 500 square feet. The Department anticipates that this change will significantly reduce the economic impact on smaller sports facilities, such as those associated with high schools or community colleges*." Thus, the request is to waive Section 206.2.7 of the 2012 Florida Accessibility Code and the requirement waived down to the 2010 Federal ADA Standards requirements.**

Issue

2: **None, all other ADA requirements can be met.**

Issue

3: **None**

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

[**X**] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

The location of the Press Box at the top of the bleachers is at approximately 36 feet above grade. Because of this height, providing accessibility by means of a ramp is impractical because the ramp will block stadium views. Both platform lifts (12 feet maximum rise) and limited used and limited applications (LULA) elevators (25 feet maximum rise) cannot reach the 36 feet height. Furthermore, neither of these solutions can be located near the Press Box location because of the location of the bleachers next to a building setback. Other options were explored involving a combination ramps, platform lifts, stairs lifts, LULA elevators, and conventional elevators to obtain the required ADA accessibility; again with each solution unable to be constructed near to the Press Box because of the 50 feet setback. It is felt that an open inclined platform lift traversing over 80 linear feet and over three (3) stories in height is probably unacceptable for a typical handicap user. Thus the only possible solution was to construct a conventional elevator housed in a tower approximately 50 feet high; but even this solution requires a stairs to a height of 11 feet in order to service an elevator shaft access panel (required every 25 feet vertically.)

[**X**] Substantial financial costs will be incurred by the owner if the waiver is denied.

Each ADA vertical accessibility option studied involved a cost to construct the ADA vertical accessibility to be substantially more than the cost of the Press Box ($102,000.00), with the safest ADA solution, an elevator, estimated to cost $174,000.00. Thus, if the waiver is denied, the owner will incur a total cost to construct a Press Box with ADA vertical accessibility ($250,000.00 minimum) which is two and one-half (2.5) times the cost just to construct a Press Box without ADA accessibility.

[**X**] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

See attached exhibits provided by the Architect and General Contractor.
____.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. **Ramp: See attached exhibit Option "A". The lowest probable cost for a ramp, which would be close to 450 linear feet in length and require about 3,000 SF of structure and doubling back upon itself two and one-half time to obtain the required 36 feet vertical height would cost approximately $155,000.00.**

____

b. **Platform lift and Inclined Platform Lifts: See attached exhibits Options "B", "C", "D" and "E". The lowest probable cost of either a continuous two stage inclined platform lift or a combination of an inclined platform lift and a vertical platform lift would be approximately $128,000.00 (up to $157,000.00) Note, the vertical platform lift (rising over 6 feet) would be required to be enclosed. The inclined platform lift would require structural modifications to the existing precast concrete bleachers. An inclined platform lift on a conventional set of stairs would require the construction of new set of stairs.**

____

c. **Elevator or LULA Elevator and Ramp: See attached exhibits Options "F" and "G". The lowest probable cost of either a conventional elevator or a combination of a LULA elevator and a ramp would be approximately $153,000.00. LULA elevators are limited to 25 feet in height, thus a ramp of approximately 140 linear feet would be required to obtain a minimum level of 11 feet above grade.**

____.

10. **Licensed Design Professiona**l: Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or

her professional seal. The comments must include the reason(s) why the waiver is necessary.

As a licensed Architect in the State of Florida I have researched the site and examined the requirements by the Brevard County School District for the construction of a new Press Box atop the existing bleachers at Palm Bay High School in Melbourne, Florida. In my feasibility study for the project I investigated several options to achieve the required vertical accessibility to the Press Box including ramps, platform lifts, inclined platform lifts, limited use and limited application elevators, and conventional elevators. While there are some interesting challenges at the site such as the bleachers sitting on a building setback and the unusual height, configuration and construction of the concrete bleachers and steps there are options; however, I have concluded that a 450 long ramp, while technically feasible, is really not a practical solution since it blocks stadium views and would be an arduous task to traverse for someone in a wheelchair. Likewise, a LULA elevator with a 140 long ramp, while technically feasible, is also really not a practical solution since it also blocks stadium views and costs as much as a conventional elevator. The vertical platform lift combined with the inclined platform lift, while feasible also blocks stadium views. And the two stage inclined platform lift (transitioning between two sets of stairs) or even the option of constructing a new stair system with two sets of landings and installing an inclined platform lift are also technically feasible, but would require either significant modifications to the existing bleachers or the construction of a new stairs system to accomplish; and again it is asking a lot from a handicap person in a wheelchair to traverse over 80 feet up to height of over three (3) stories in an open air platform not to mention requiring them to transfer between lifts. Another viable solution is to construct a conventional elevator in an enclosed shaft almost five (5) stories tall and is estimated to cost $174,000.00. The Press Box will probably cost around $102,000 to construct and as their Architect I am having a difficult time justifying to my client that the cost of vertical accessibility to get to the Press Box (which will probably only be used 16 nights a year) will cost them more than one and half times the cost of the Press Box. Thus, while I cannot state that the wavier is absolutely necessary, it was my recommendation to my client that in order to make this project economically viable, they should request a waiver from the vertical accessibility requirement from the Florida Building Commission. I should add, though, that should an ADA vertical accessibility waiver be granted and my client proceeds

vertical accessibility requirement from the Florida Building Commission. I should add, though, that should an ADA vertical accessibility waiver be granted and my client proceeds with the construction of the Press Box, we should be able to meet all the other ADA accessibility requirements as required by the Florida Accessibility Code.

X________________________ **Ronald J. Treharne, AIA # AR 95317**

Signature **Printed Name**

Phone number (321) 698-5739

(SEAL)

STATE OF FLORIDA
RONALD J. TREHARNE
★
AR95317
REGISTERED ARCHITECT

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 14 day of NOVEMBER, 2012

X________________________
Signature

Dane Theodore, Assistant Superintendent

Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. **Note: The Brevard County School District is both the Owner and the Building Official for this project. Nevertheless, we certify that all the information in this application is true and accurate to best of our knowledge**.

____

b. **We concur that the specific code for which we are requesting a waiver is Section 206.2.7 of the 2012 Florida Accessibility Code.**

c. ____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

[ ] Yes [ ] No Cost of Construction **NO**

Comments/Recommendation; I agree with the Architect's findings and recommend that the Florida Building Commission approve the waiver of Section 206.2.7 of the 2012 Florida Accessibility Code.

Jurisdiction **Brevard County School District**

Building Official or Designee X Gary Geiser 11-14-12
Signature

X **Gary Geiser**
Printed Name

BU 1704
Certification Number

(321)-633-3580 Ext. 13073
Telephone/FAX

Address: **2700 Judge Fran Jamieson Way, Viera, Florida 32940**

 NOT APPLICABLE

Certification of Licensed Design Professional for Replicated Designs to be placed on Consent Agenda.

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I,____________________________________, a licensed architect/engineer in the state of Florida, whose Florida license number is _____________________, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) ___________ ____, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above)____ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), ____, prepared the design documents for the project known as ____, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. ______________.

Printed Name: ______________________________ Affix certification seal below:

Address: ____________________________________

____

Telephone: __________________________________

Fax: ____

E-Mail Address: ______________________________

 NOT APPLICABLE

Certification of Applicant for Replicated Designs to be placed on Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, ____, am applying for placement on the Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code. I (check one of the following and complete blanks):

I am the owner of this Project (name of project) ____,

and was the owner of the project known as ____,

I am the franchisee of this Project (name of project)__________________________________,

am under the same franchiser (name of franchiser) ___________________________________

who was the franchiser of the project known as_______________________________________,

I am the licensee of this Project (name of project) ____________________________________,

am under the same licensor (name of licensor)_______________________________________,

who was the licensor of the project known as____,

for which the majority of the Accessibility Advisory Council recommended approval, and the Florida Building Commission granted a waiver of one or more accessibility requirements in Final Order No. __________________.

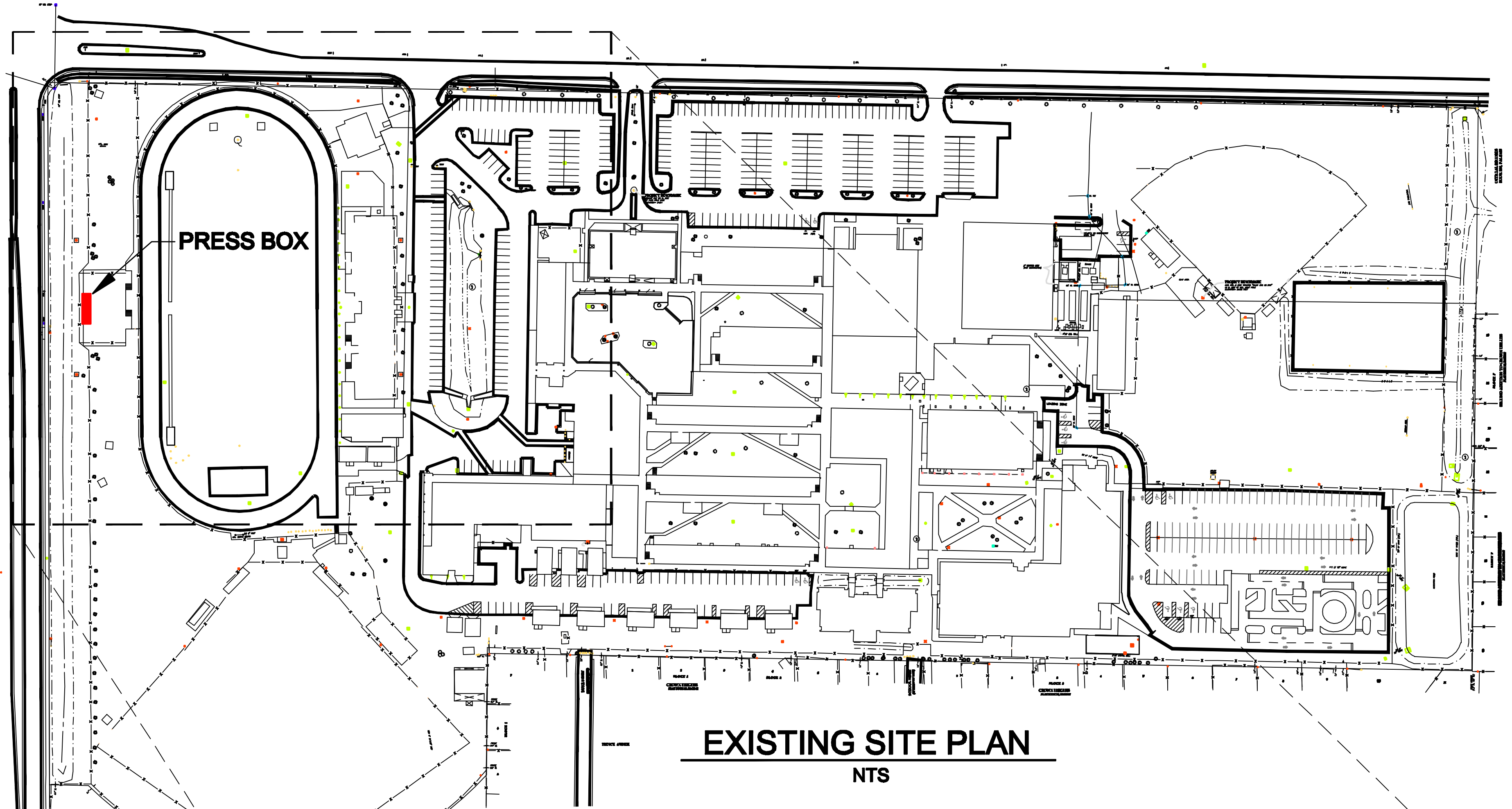
I hereby swear or affirm that the above information to the best of my knowledge is true and correct.

Dated this ____________ day of _____________________________, 20 ____________

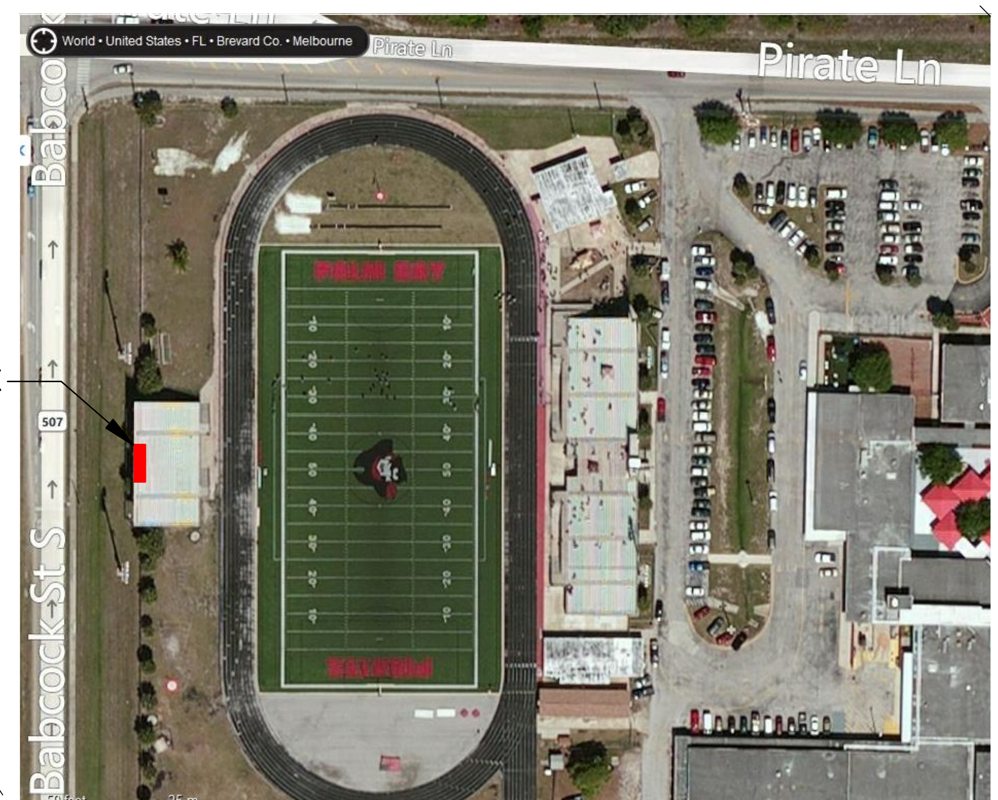
____
Signature

____
Printed Name

Providing false information to the Florida Building Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.



EXISTING SITE PLAN
NTS



AERIAL VIEW ENLARGEMENT
NTS



NTS

VICINITY MAP
NTS

EXISTING SITE PLAN WITH PRESS BOX

REVISION	DATE	BY

Copyright © 2012

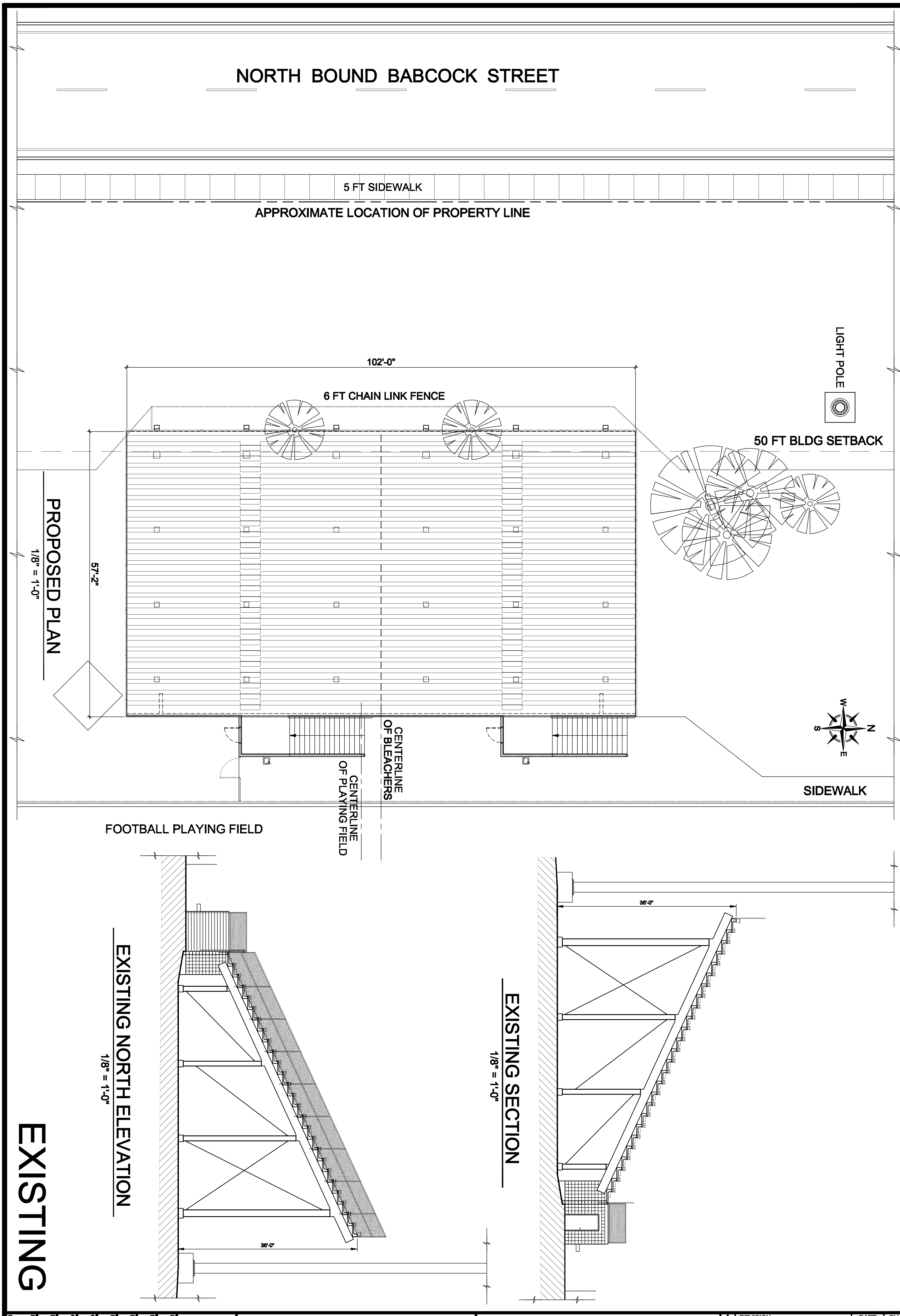
These plans are protected by Federal Copyright protection.

Ronald James Treharne
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Melbourne, FL 32940
(321) 698-5739

ARK1TEK
Architecture & Planning

PRESS BOX
PALM BAY HIGH SCHOOL
EXISTING SITE PLAN

SCALE	1/8" = 1'-0"
DATE	11-13-2012
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
CAD CODE	SITEPLANS
PROJECT NO.	PBHSPRESSBOX
DRAWING NO.	A-1
SHEET	1 OF 10



SHEET	DRAWING NO.	PROJECT NO.	CAD CODE	CHECKED BY	DRAWN BY	DESIGNED BY	DATE	SCALE
2 OF 10	A-2	PBHSPRESSBOX	SITEPLAN02	RJT	RJT	RJT	11-13-2012	1/8" = 1'-0"

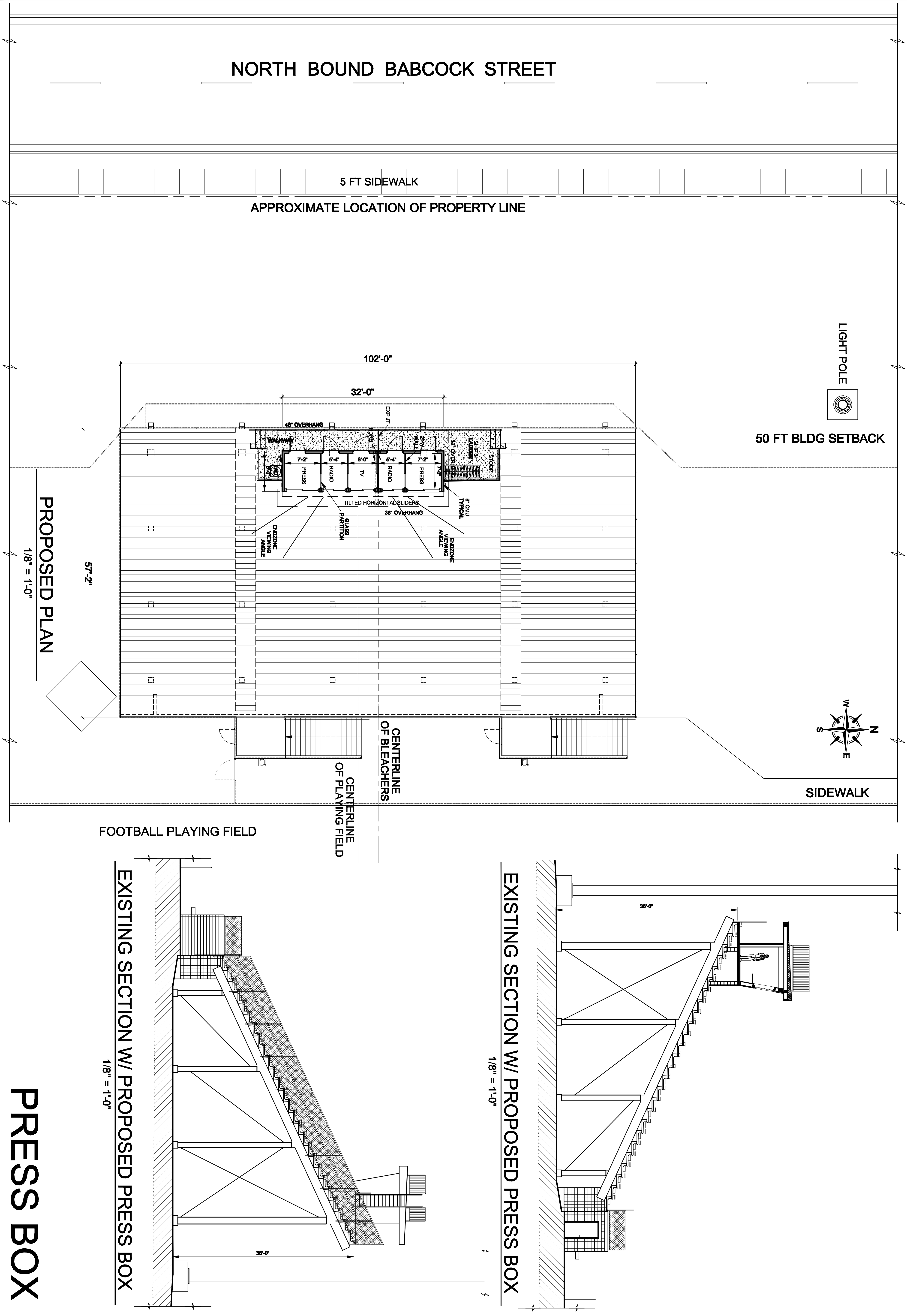
PRESS BOX
PALM BAY HIGH SCHOOL

EXISTING FLOOR PLAN

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(321) 698-5739

△	REVISION	DATE	BY



SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	CAD CODE	PROJECT NO.	DRAWING NO.	SHEET
1/8" = 1'-0"	11-7-2012	RJT	RJT	RJT	SITEPLAN02	PBHSPRESSBOX	A-3	3 OF 10

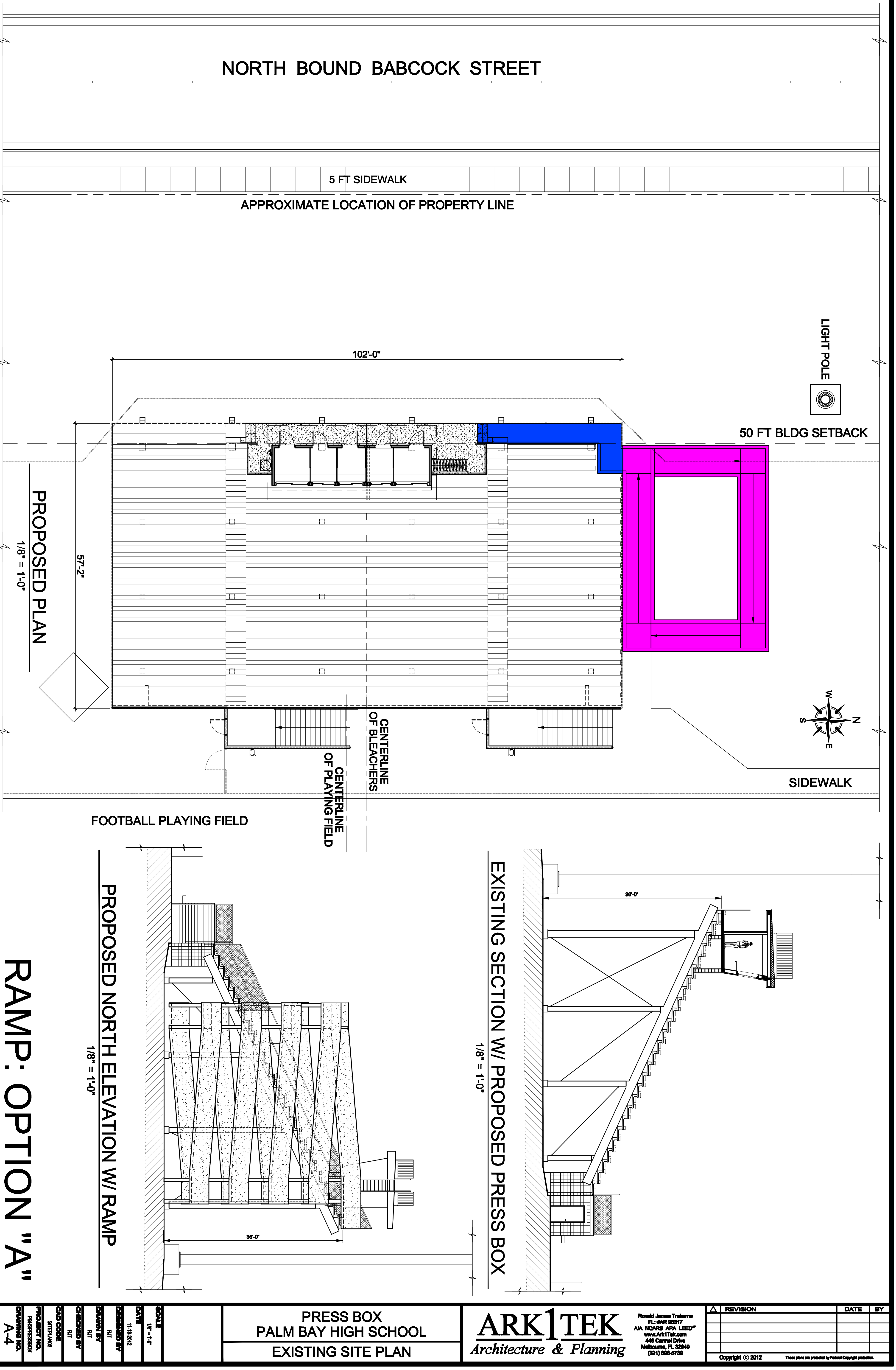
PRESS BOX
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EXISTING SITE PLAN

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△	REVISION	DATE	BY



SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	CAD CODE	PROJECT NO.	DRAWING NO.
1/8" = 1'-0"	11-13-2012	RJT	RJT	RJT	SITEPLAN02	PBHSPRESSBOX	A-4

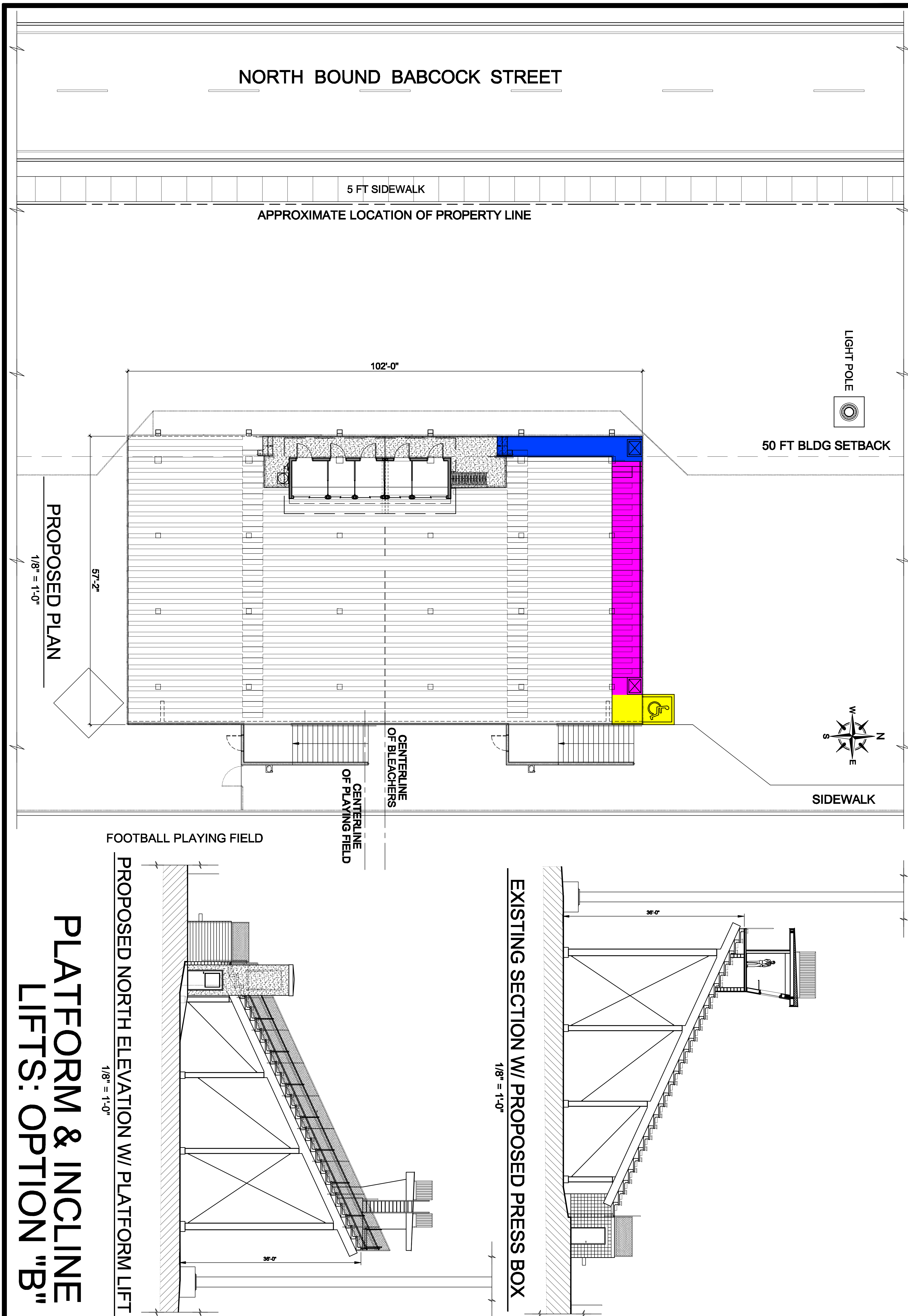
SHEET 4 OF 10

PRESS BOX
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DATE	11-13-2012
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
CAD CODE	SITEPLAN02
PROJECT NO.	PBHSPRESSBOX
DRAWING NO.	A-5
SHEET	5 OF 10

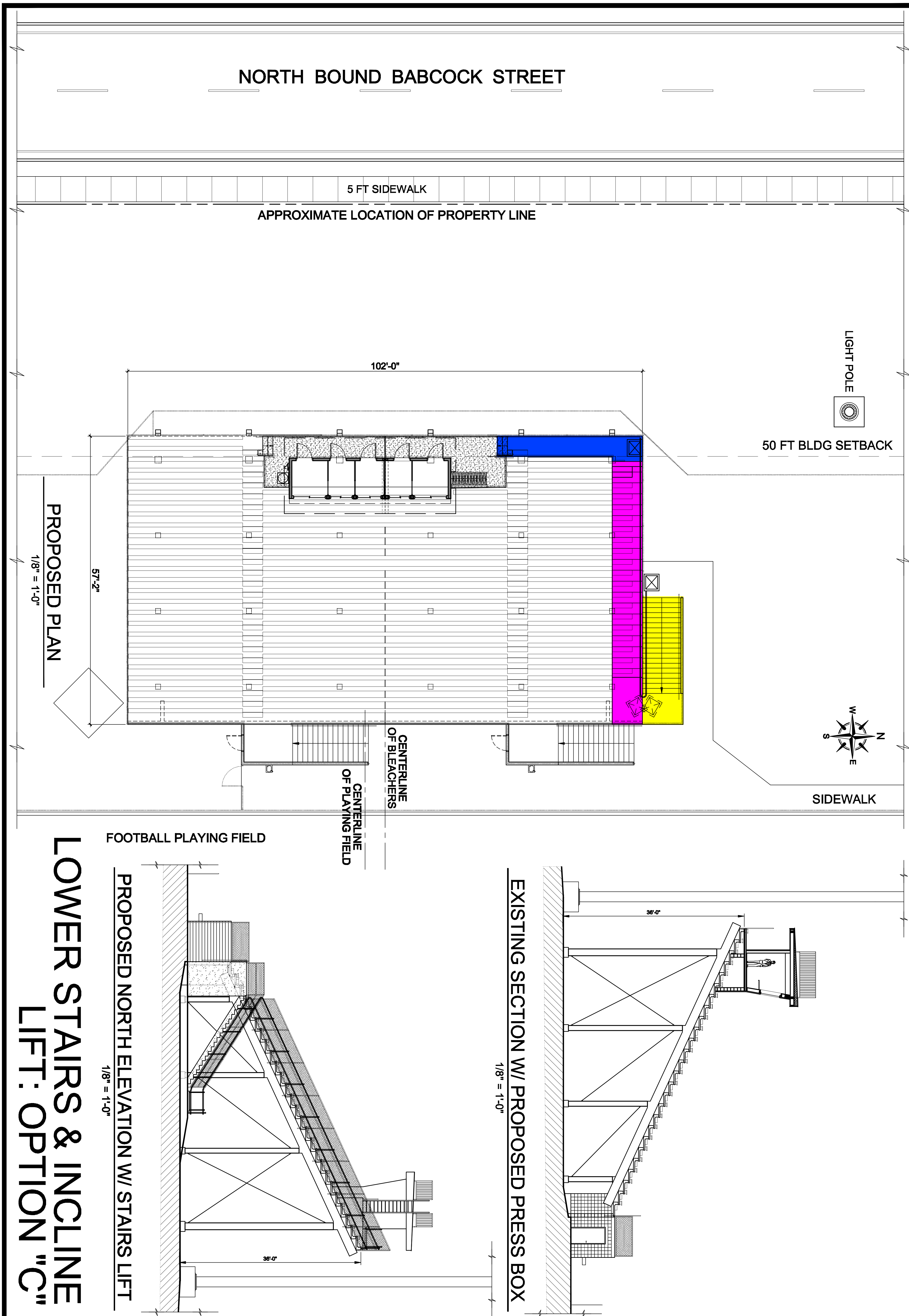
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EXISTING SITE PLAN

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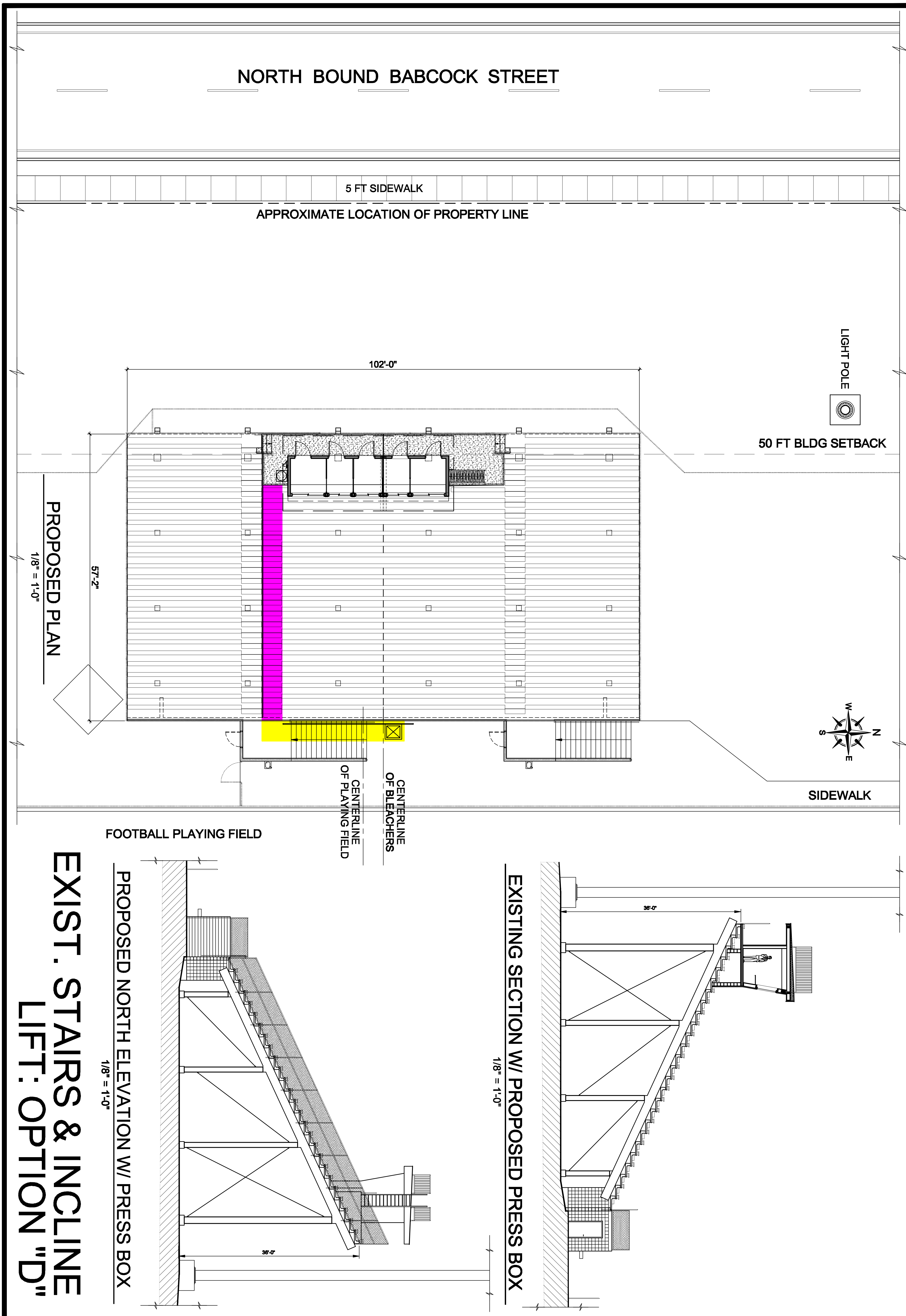


SCALE	1/8" = 1'-0"
DATE	11-13-2012
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
CAD CODE	SITEPLAN02
PROJECT NO.	PBHSPRESSBOX
DRAWING NO.	A-6
SHEET	6 OF 10

PRESS BOX
PALM BAY HIGH SCHOOL
EXISTING SITE PLAN

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CHECKED BY	RJT
CAD CODE	SITEPLAN02
PROJECT NO.	PBHSPRESSBOX
DRAWING NO.	A-7
SHEET	7 OF 10

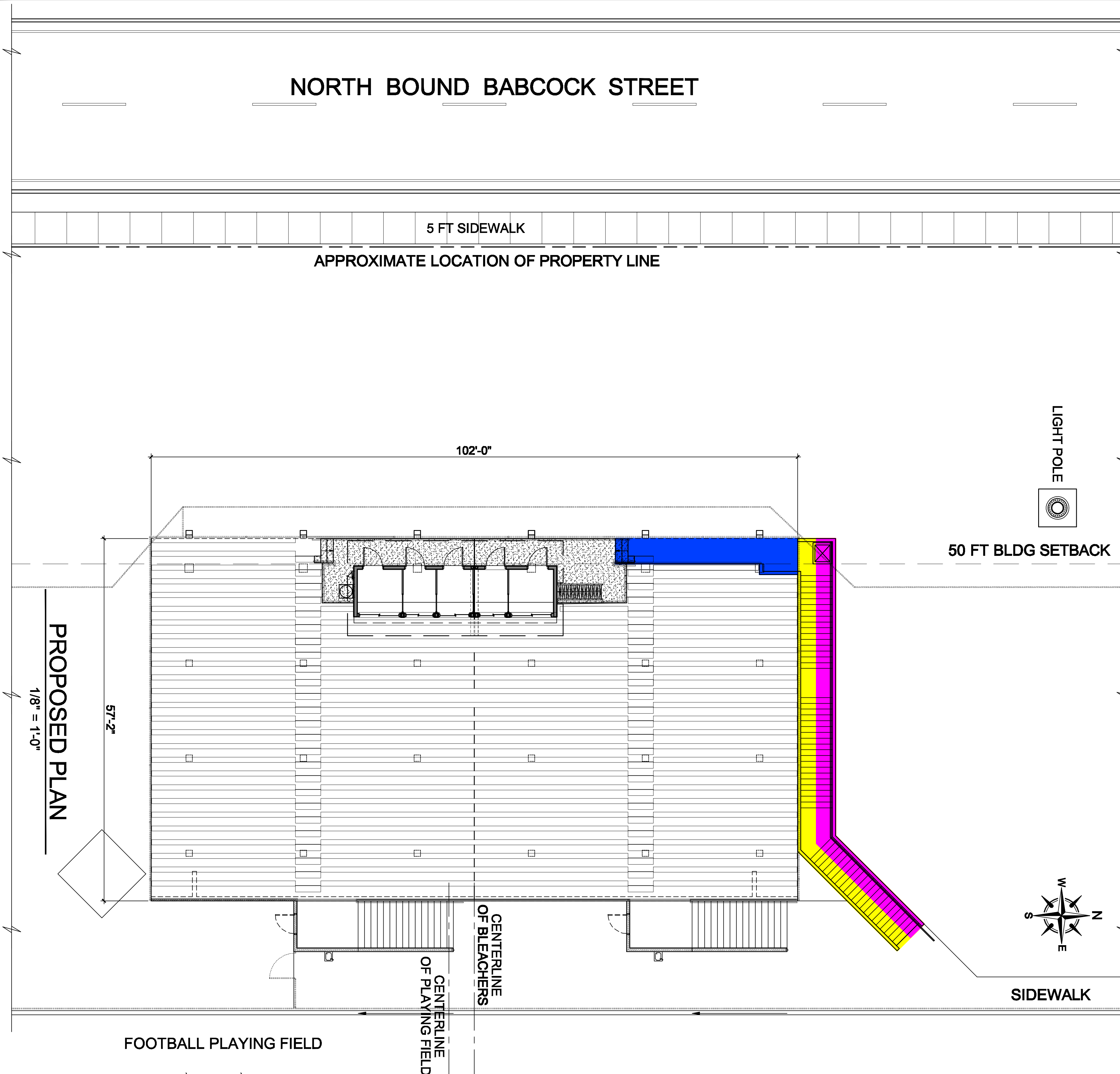
PRESS BOX
PALM BAY HIGH SCHOOL

EXISTING SITE PLAN

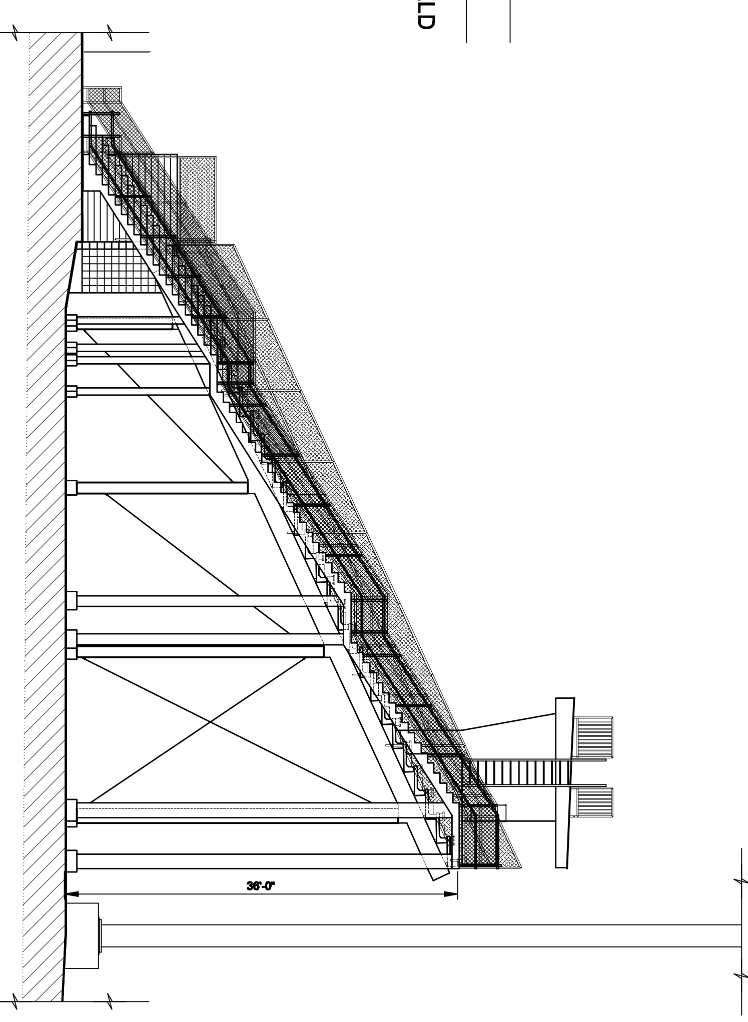
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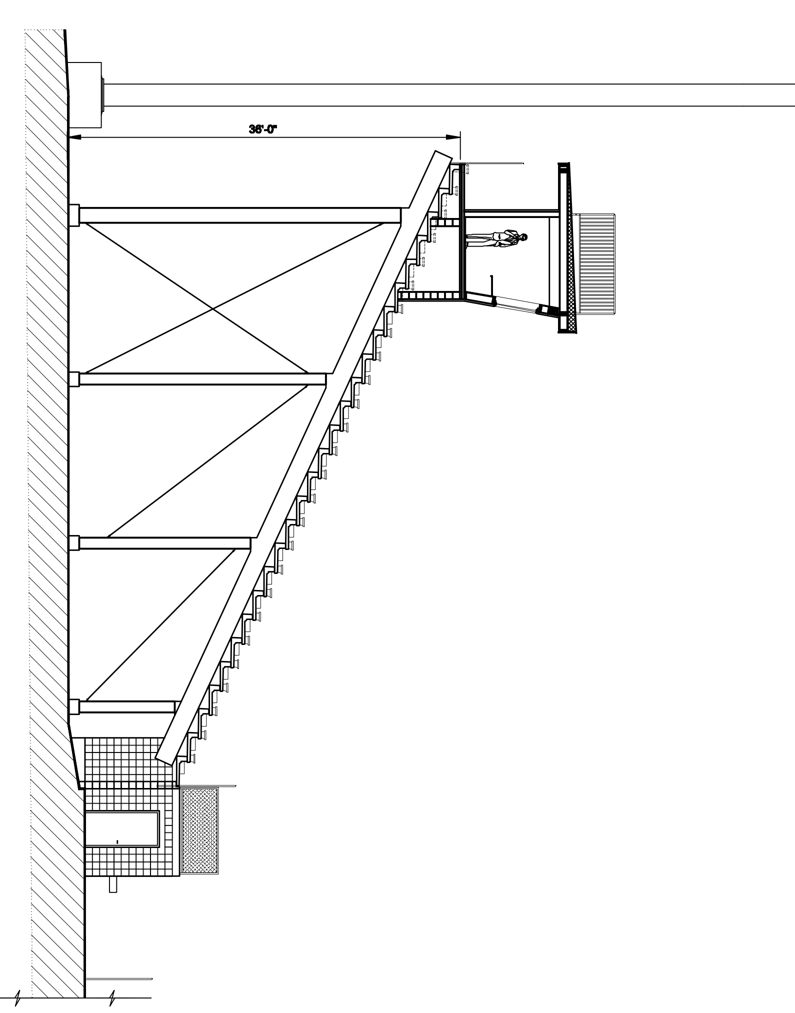
REVISION	DATE	BY



PROPOSED PLAN
1/8" = 1'-0"



PROPOSED NORTH ELEVATION W/ NEW STAIRS
1/8" = 1'-0"



EXISTING SECTION W/ PROPOSED PRESS BOX
1/8" = 1'-0"

NEW STAIRS & INCLINE LIFT: OPTION "E"

SCALE	1/8" = 1'-0"
DATE	11-13-2012
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
CAD CODE	SITEPLAN2
PROJECT NO.	PBHSPRESSBOX
DRAWING NO.	A-8
SHEET	8 OF 10

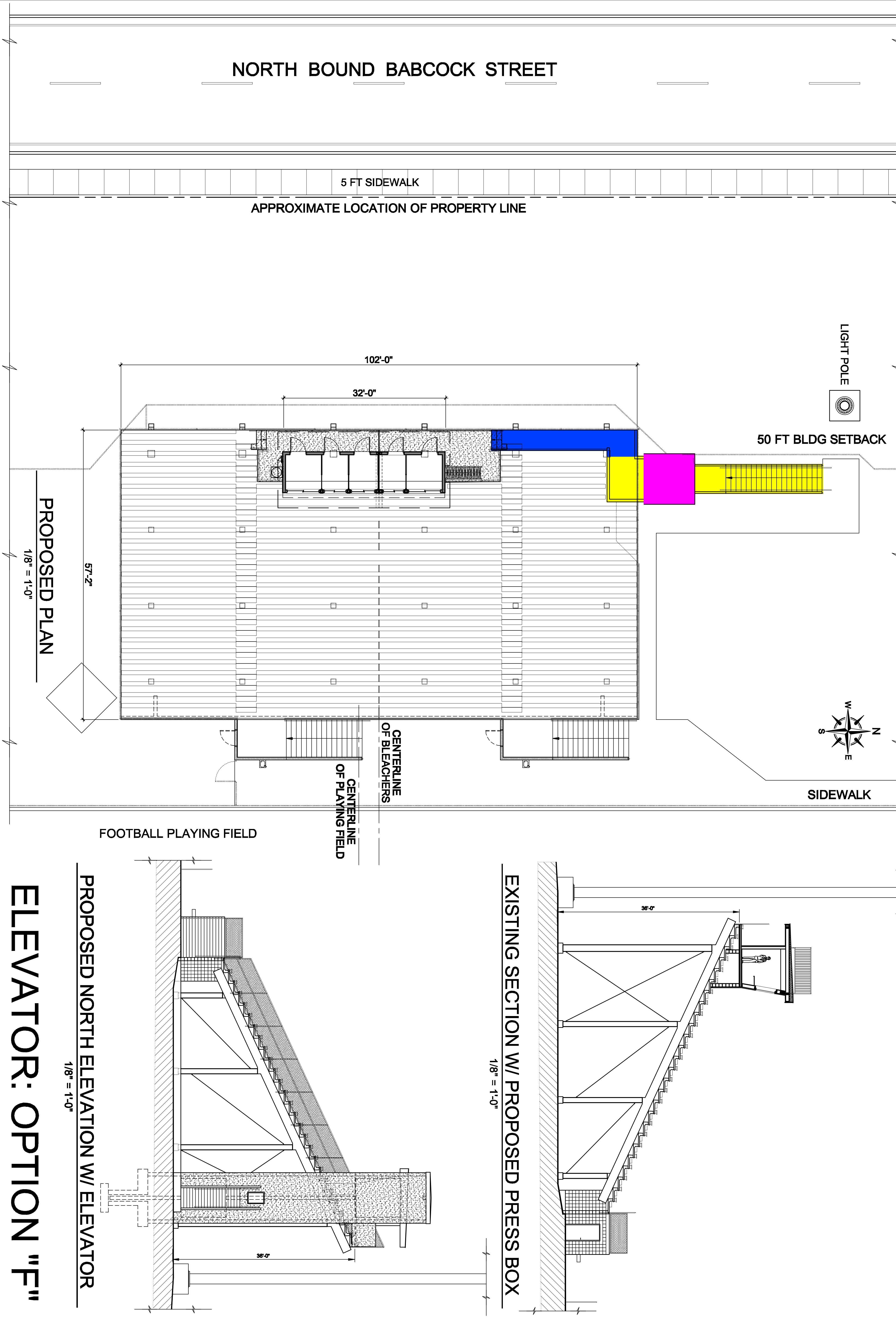
PRESS BOX
PALM BAY HIGH SCHOOL

EXISTING SITE PLAN

ARK1TEK
Architecture & Planning

Ronald James Trehame
FL: #AR 95317
AIA NCARB APA LEED
www.Ark1Tek.com
446 Carmel Drive
Melbourne, FL 32940
(321) 698-5739

REVISION	DATE	BY



SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	CAD CODE	PROJECT NO.	DRAWING NO.	SHEET
1/8" = 1'-0"	11-13-2012	RJT	RJT	RJT	SITEPLAN02	PBHSPRESSBOX	A-9	9 OF 10

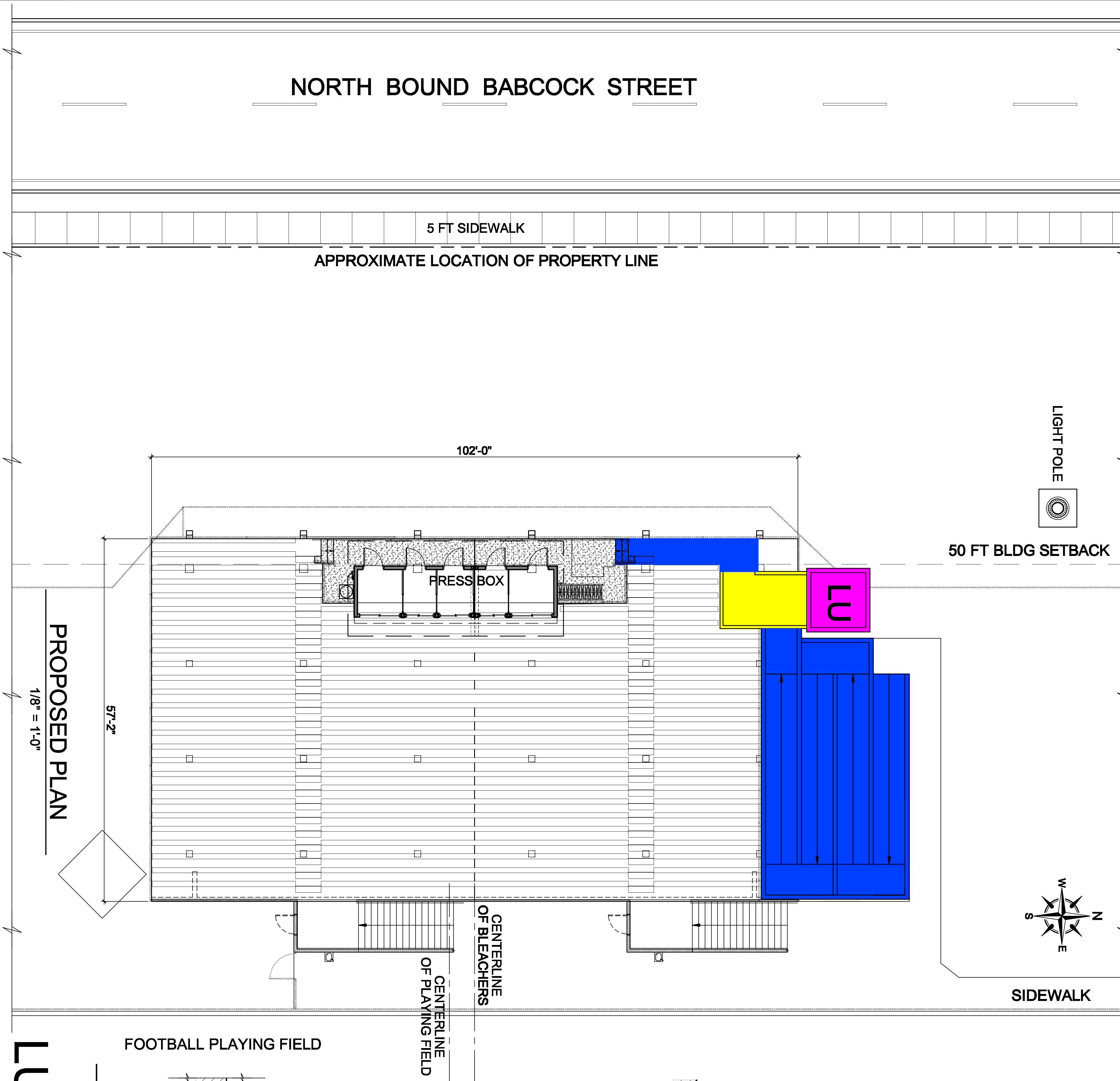
PRESS BOX
PALM BAY HIGH SCHOOL

EXISTING SITE PLAN

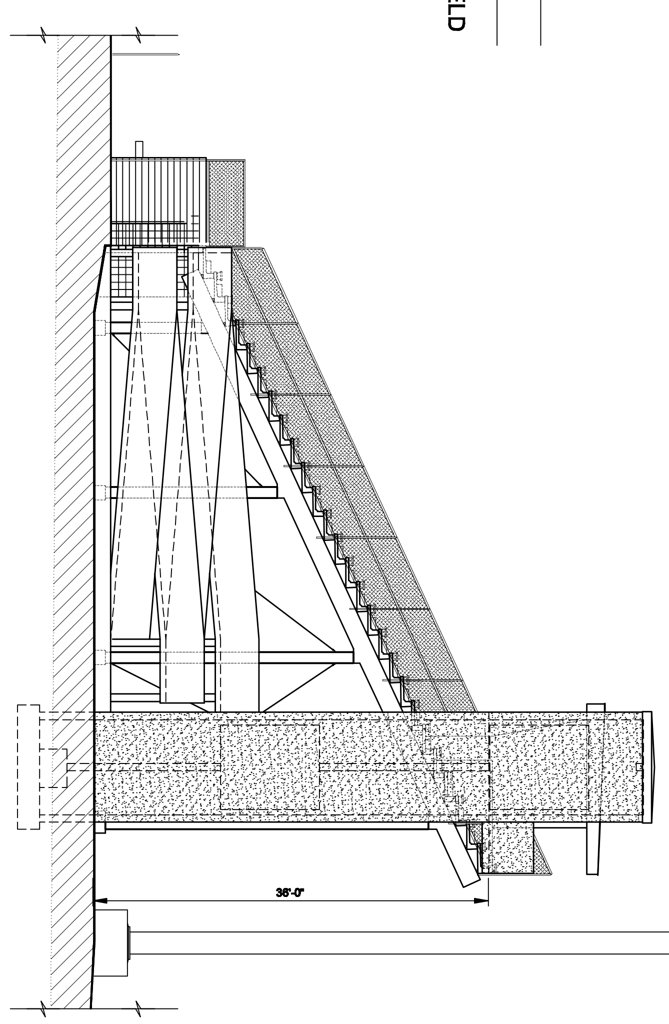
ARK1TEK
Architecture & Planning

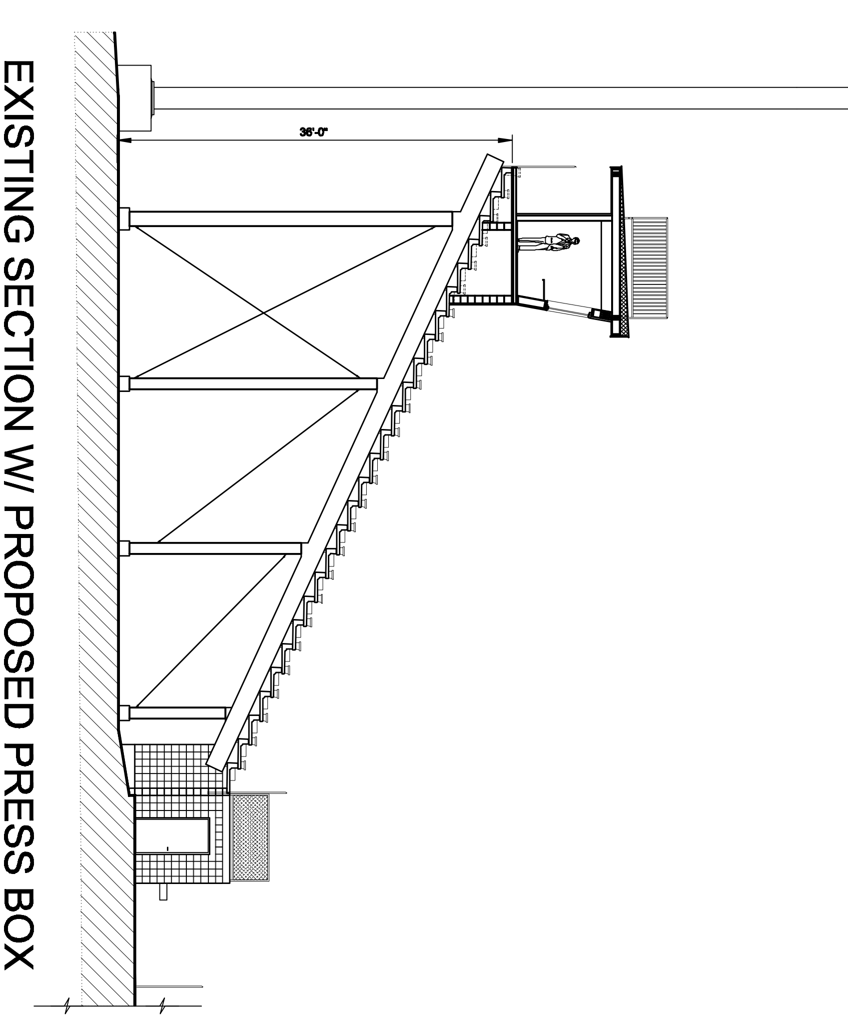
Ronald James Trehame
FL: #AR 95317
AIA NCARB APA LEED®
www.Ark1Tek.com
446 Carmel Drive
Melbourne, FL 32940
(321) 698-5739

△	REVISION	DATE	BY



LULA & RAMP: OPTION "G"





SCALE	1/8" = 1'-0"
DATE	11-13-2012
DESIGNED BY	RJT
DRAWN BY	RJT
CHECKED BY	RJT
CAD CODE	SITEPLAN02
PROJECT NO.	PBHSPRESSBOX
DRAWING NO.	A-10
SHEET	10 OF 10

PRESS BOX
PALM BAY HIGH SCHOOL
EXISTING SITE PLAN

ARK1TEK
Architecture & Planning

Ronald James Treharne
FL: #AR 95317
AIA NCARB APA LEED[AP]
www.Ark1Tek.com
446 Carmel Drive
Melbourne, FL 32940
(321) 698-5739

△	REVISION	DATE	BY

November 13, 2012

Ronald J. Treharne, AIA
Ark1Tek Architecture & Planning
Melbourne, Florida 32940

Re: Estimates for Palm Bay High School Press Box
Press Box Addition

Dear Mr. Treharne:

Based upon the preliminary drawings you provided, below is a summary of their respective cost estimates. Note, these are a rough order of magnitude estimates; a more detailed estimate can be provided once more specific plans are available. A copy of the referenced drawing used to calculate the each estimate is attached to each cost estimate exhibit.

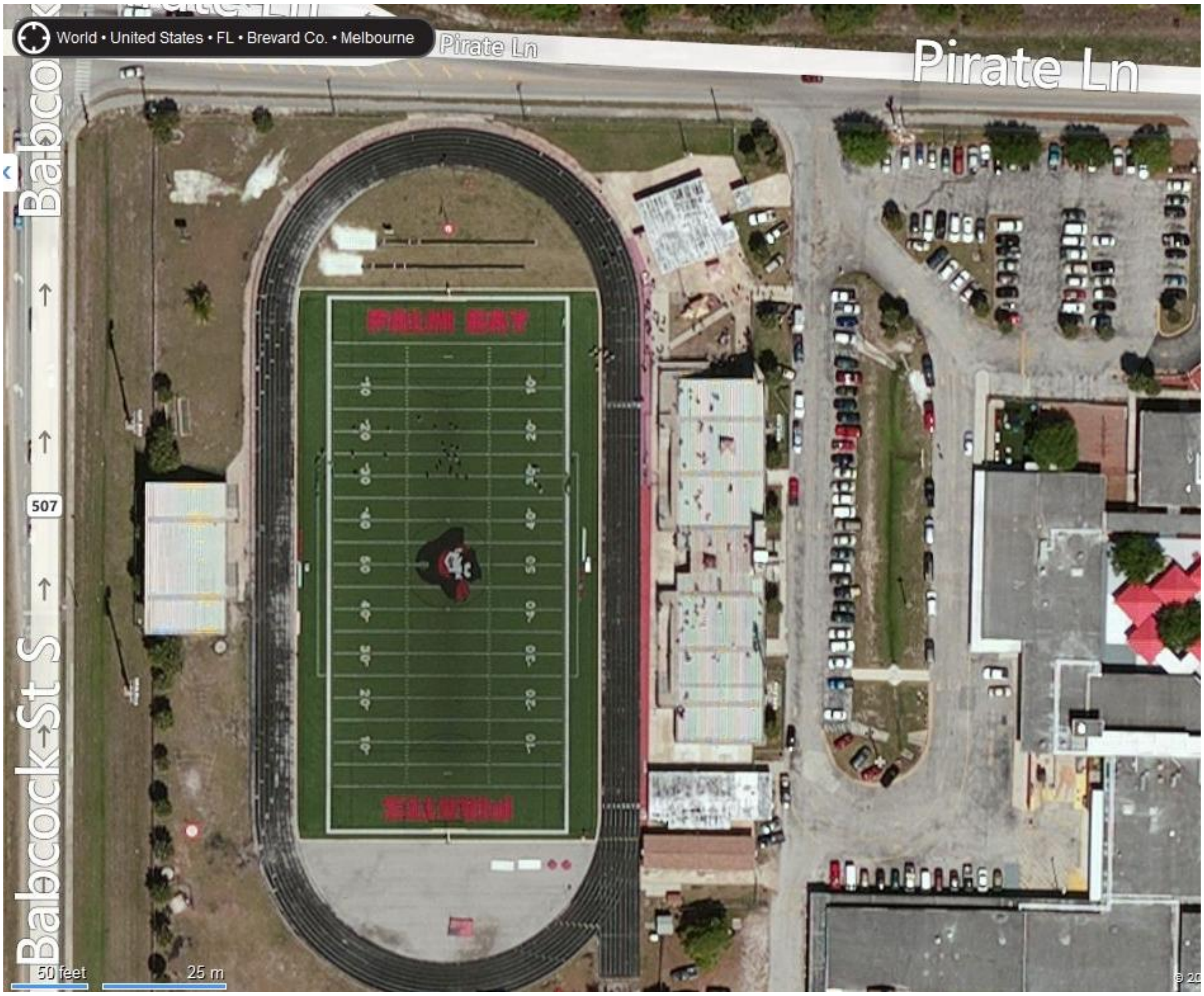
Press Box & Options Summary			
			Estimate
1	Press Box Only – Conventional Construction		$ 101,775.00
2	Press Box Only – Prefabricated Unit		$ 108,100.00
3	Option “A” - Ramp		$ 155,825.00
4	Option “B” – Platform Lift & Inclined Lift		$ 138,805.00
5	Option “C” – New Stairs & Inclined Lift		$ 135,700.00
6	Option “D” – Lower Stairs & Two Inclined Lifts		$ 157,320.00
7	Option “E”- New Stairs & Inclined Lift		$ 156,400.00
8	Option “F” – Conventional Elevator		$ 178,480.00
9	Option “G” – LULA Elevator		$ 164,450.00

Please note embedded into each quote is an allowance for providing electrical and communication connections from the visitor’s bleachers area back to the high school’s main power distribution and telephone system.

Sincerely,

Walt Petters, President
Petters & Associates Construction Managers
Rockledge, Florida 32955

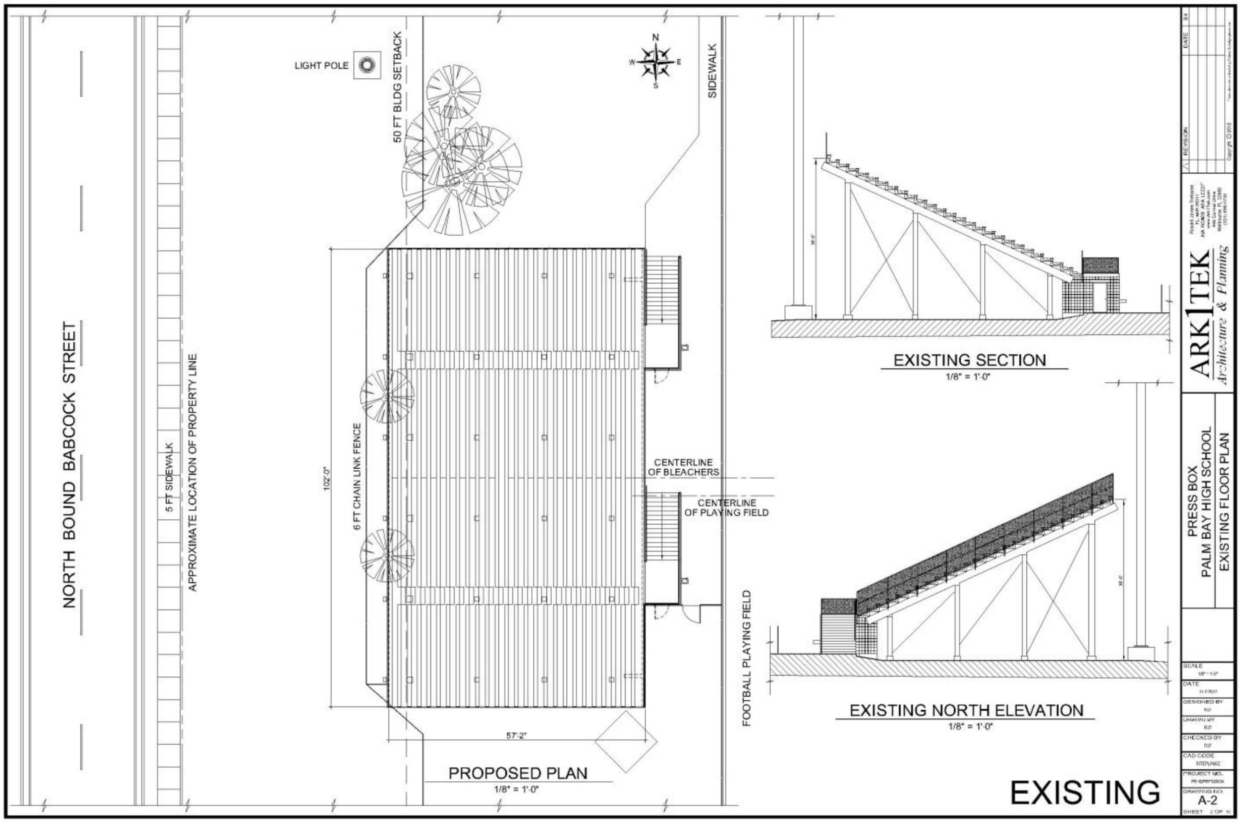
General Site & Bleachers Information



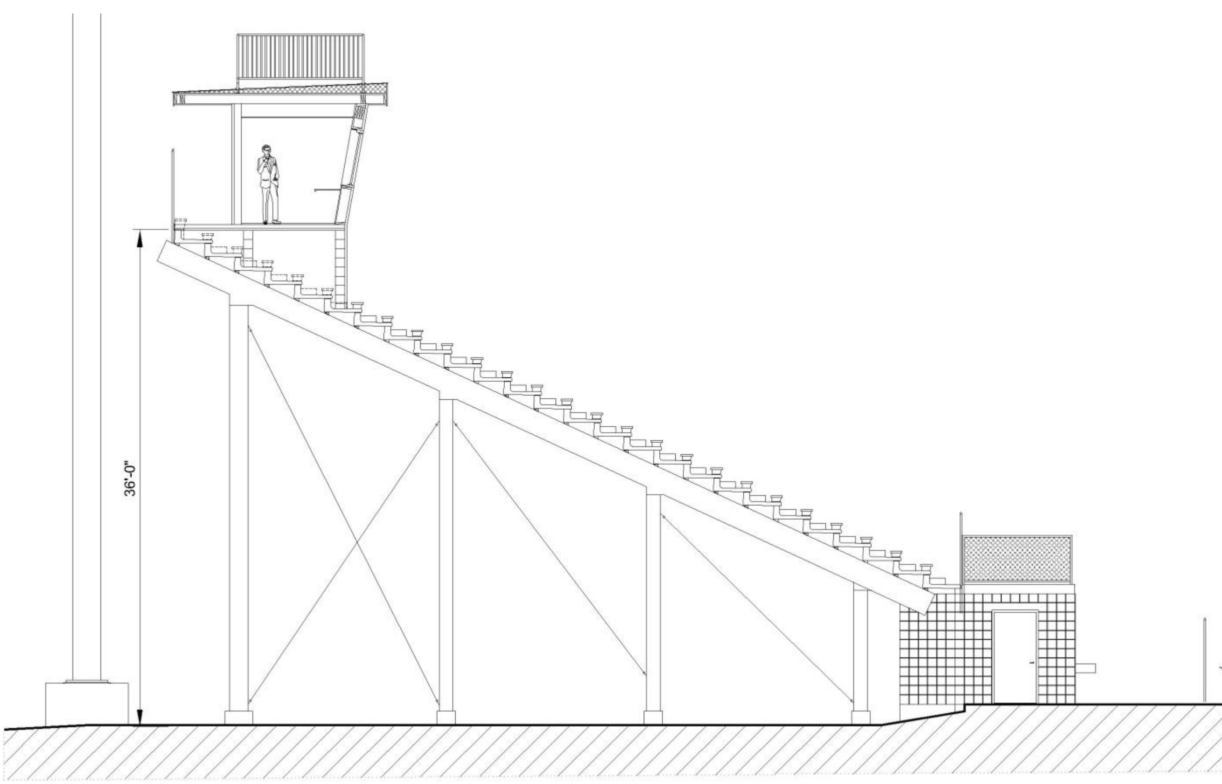
Existing Site Plan



Stadium Profile

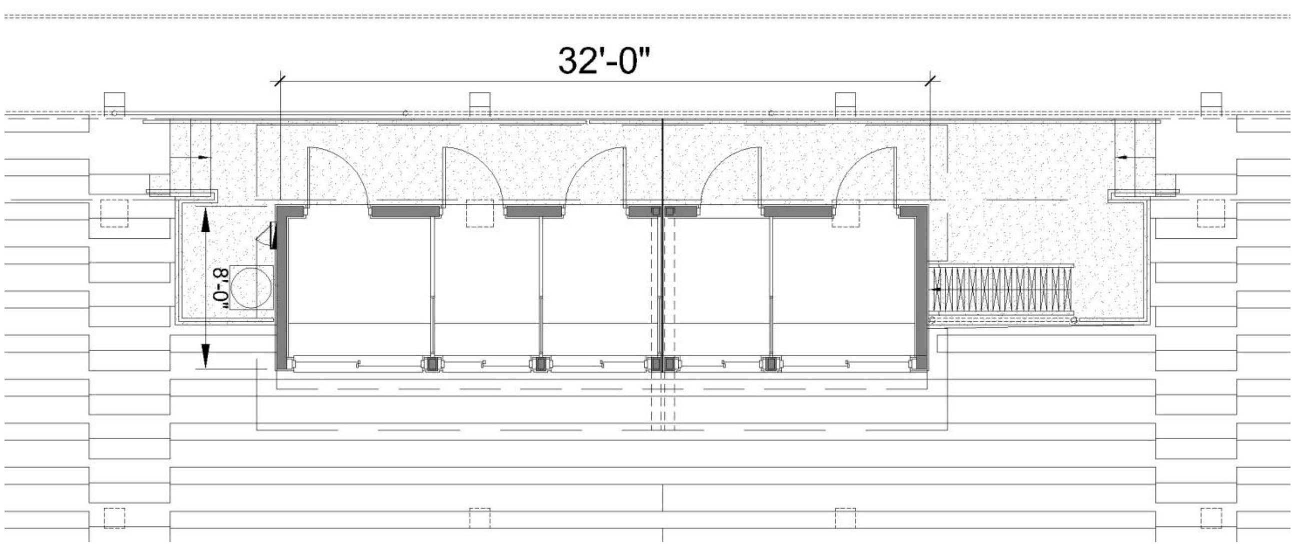


Existing Visitor's Bleachers



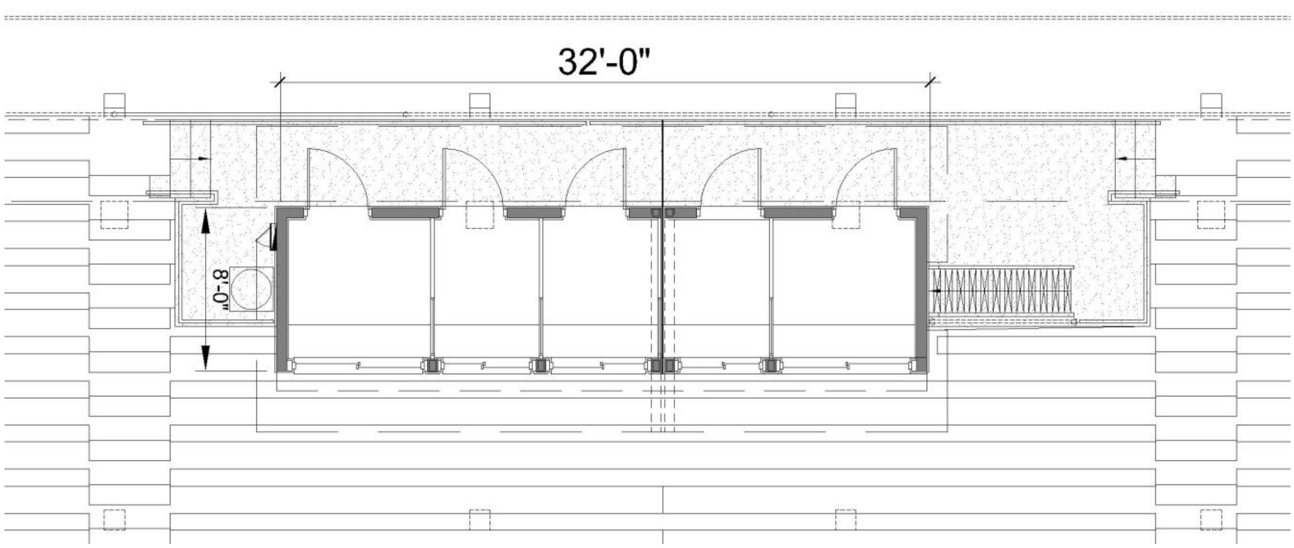
Existing Bleachers with Proposed Press Box Section

Press Box Only – Conventional Construction			
	Single story CBS or Frame & Stucco w/ rooftop access	Unit	Estimate
01	General Requirements		$ 3,000.00
02	Site Construction		$ 2,000.00
03	Concrete		$ 0.00
04	Masonry		$ 0.00
05	Metals		$ 32,000.00
06	Wood and Plastics		$ 1,500.00
07	Thermal and Moisture Protection		$ 6,500.00
08	Doors and Windows		$ 6,500.00
09	Finishes		$ 5,000.00
10	Specialties		$ 3,000.00
11	Equipment		$ 0.00
12	Furnishings		$ 2,500.00
13	Special Construction		$ 13,000.00
14	Conveying Systems		$ 0.00
15	Mechanical		$ 6,500.00
16	Electrical		$ 7,000.00
		Subtotal	$ 88,500.00
	OH&P	15%	$ 13,275.00
		Total	**$ 101,775.00**
	Average cost per SF =	$ 407	/SF



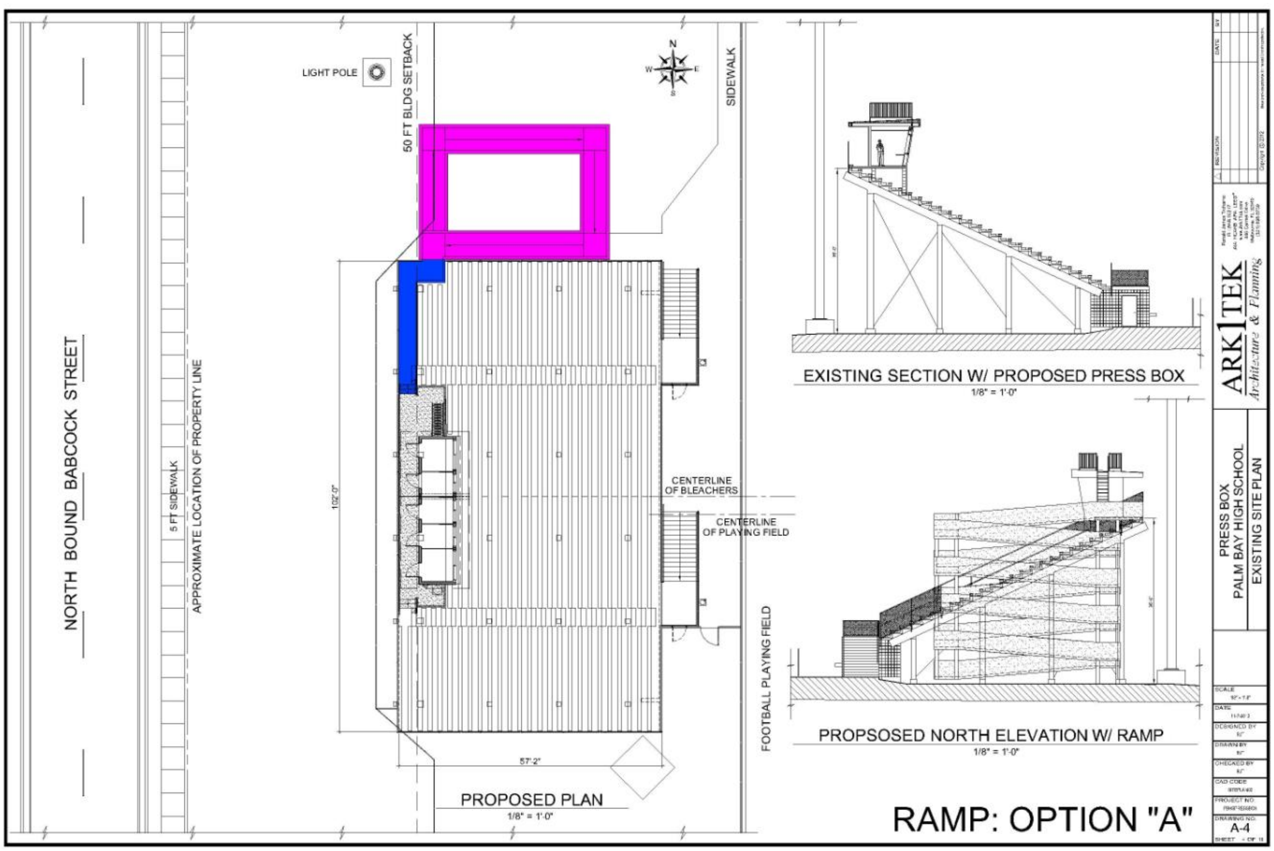
Proposed Press Box Plan

Press Box Only – Pre-fabricated Unit			
	Single story CBS or Frame & Stucco w/ rooftop access	Unit	Estimate
01	General Requirements		$ 3,000.00
02	Site Construction		$ 2,000.00
03	Concrete		$ 0.00
04	Masonry		$ 0.00
05	Metals		$ 5,000.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 0.00
08	Doors and Windows		$ 0.00
09	Finishes		$ 0.00
10	Specialties		$ 75,000.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction – Pre-fabricated Press Box by others		$ 4,000.00
14	Conveying Systems		$ 0.00
15	Mechanical		$ 0.00
16	Electrical		$ 5,000.00
		Subtotal	$ 94,000.00
	OH&P	15%	$ 14,100.00
		Total	**$ 108,100.00**
	Average cost per SF =	$ 432	/SF

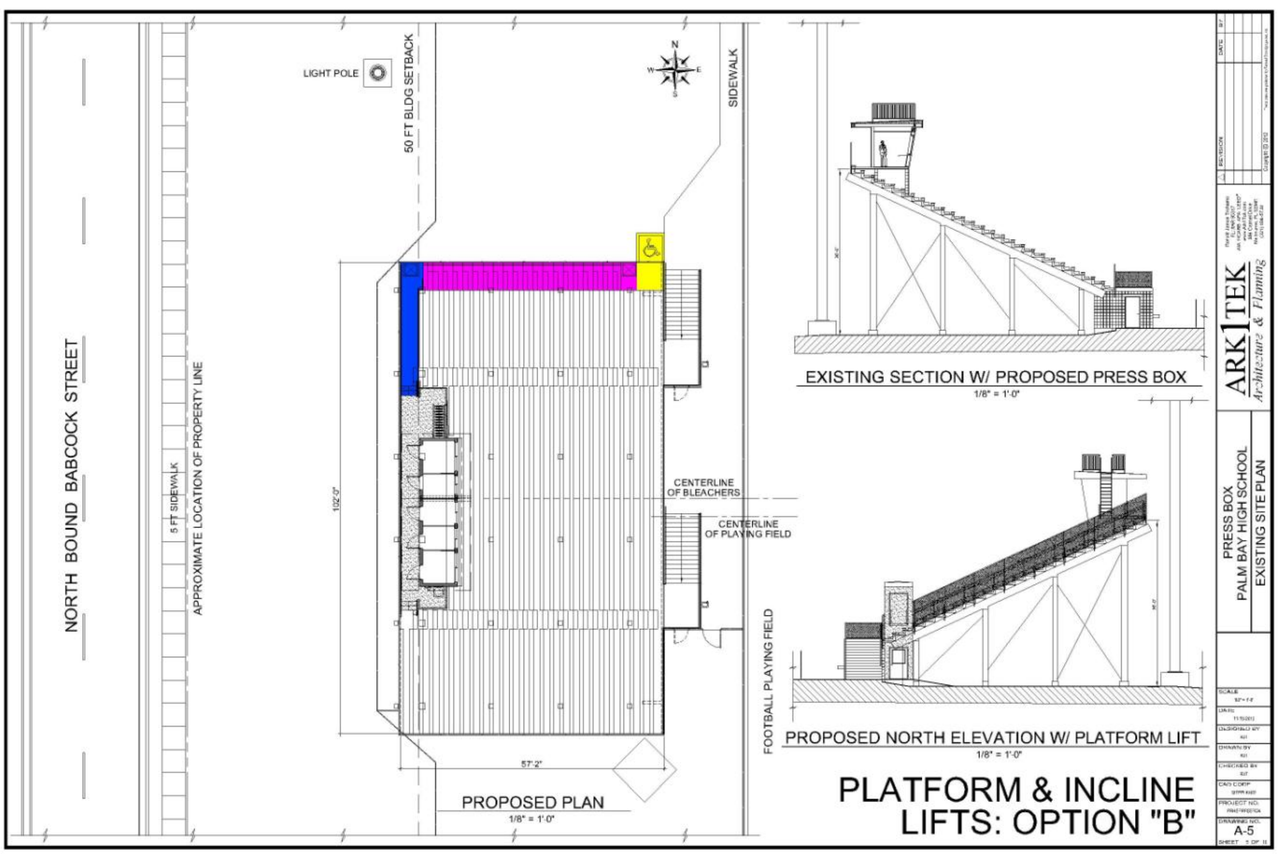


Proposed Pre-Fabricated Press Box Plan

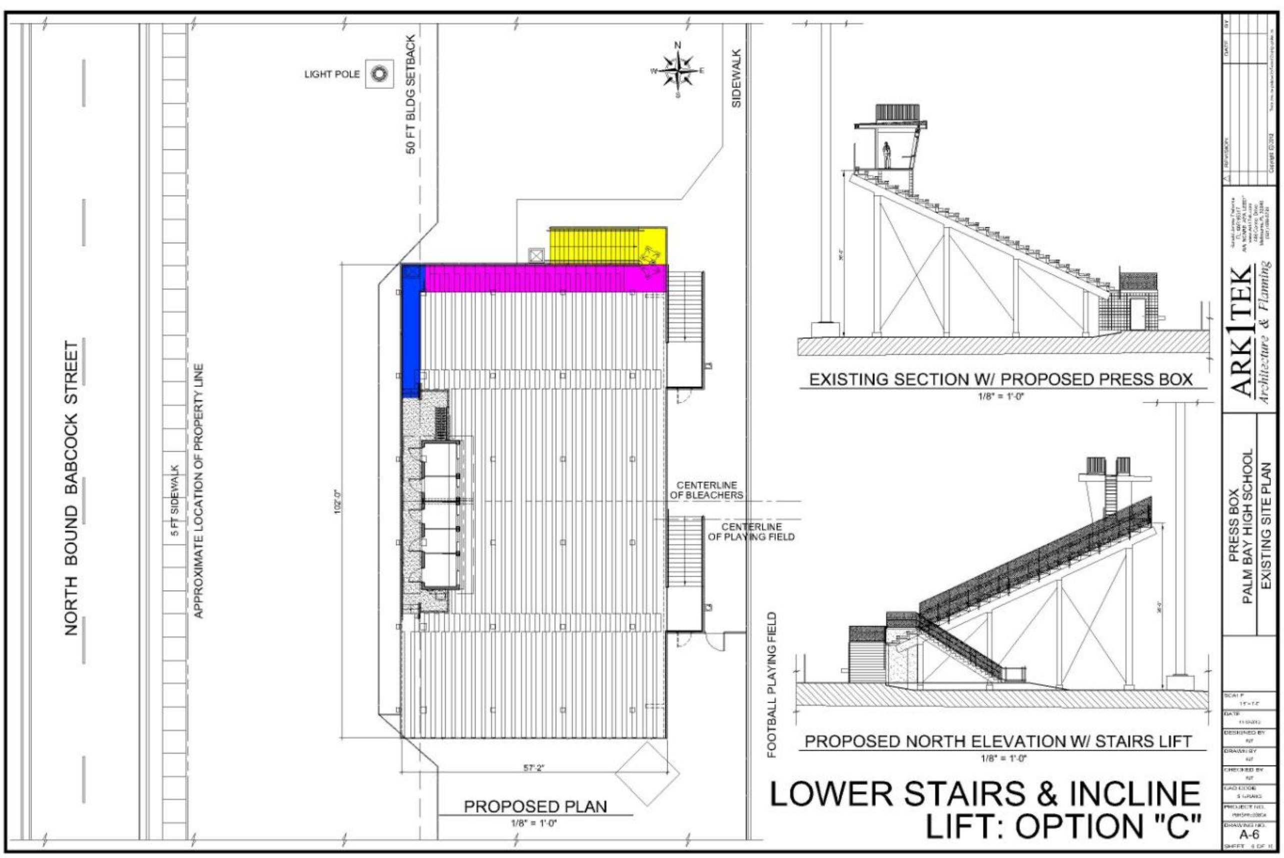
Option “A” – ADA Accessibility Ramp Only			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 5,000.00
03	Concrete		$ 5,000.00
04	Masonry		$ 12,000.00
05	Metals		$ 12,000.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 0.00
08	Doors and Windows		$ 0.00
09	Finishes		$ 0.00
10	Specialties		$ 4,000.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction		$ 90,000.00
14	Conveying Systems		$ 0.00
15	Mechanical		$ 0.00
16	Electrical		$ 2,500.00
		Subtotal	$ 135,500.00
	OH&P	15 %	$ 20,325.00
		Total	**$ 155,825.00**
	Average cost per SF =	$ 52	/SF



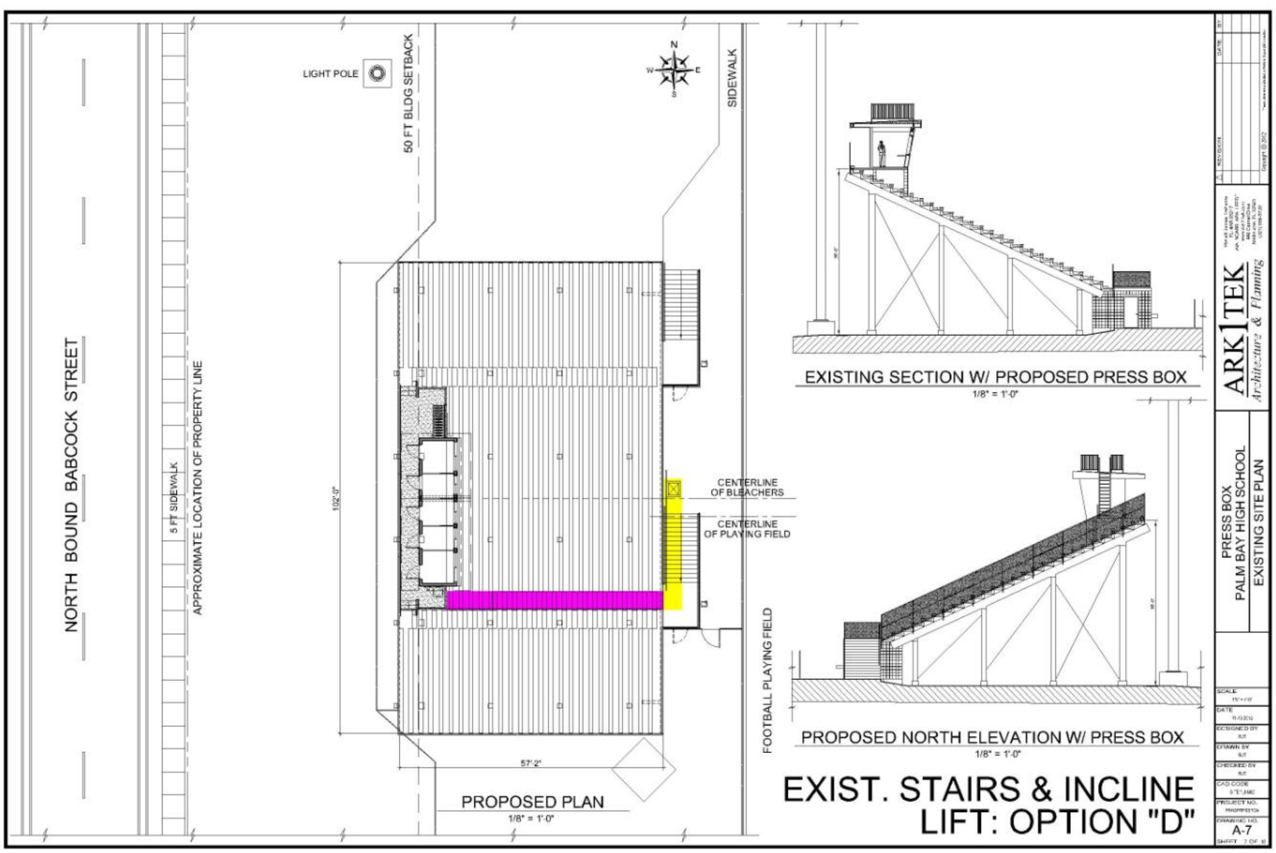
Option “B” – Platform Lift & Inclined Stairs Lift			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 3,500.00
03	Concrete		$ 1,500.00
04	Masonry		$ 0.00
05	Metals		$ 4,500.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 1,200.00
08	Doors and Windows		$ 500.00
09	Finishes		$ 0.00
10	Specialties		$ 500.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction – 10’ Vertical Platform Lift by others		$ 30,000.00
14	Conveying Systems – Inclined Stairs Lift by others		$ 65,000.00
15	Mechanical		$ 0.00
16	Electrical		$ 9,000.00
		Subtotal	$ 120,700.00
	OH&P	15%	$ 17,700.00
		Total	**$ 138,805.00**
	Average cost per SF =	N/A	/SF



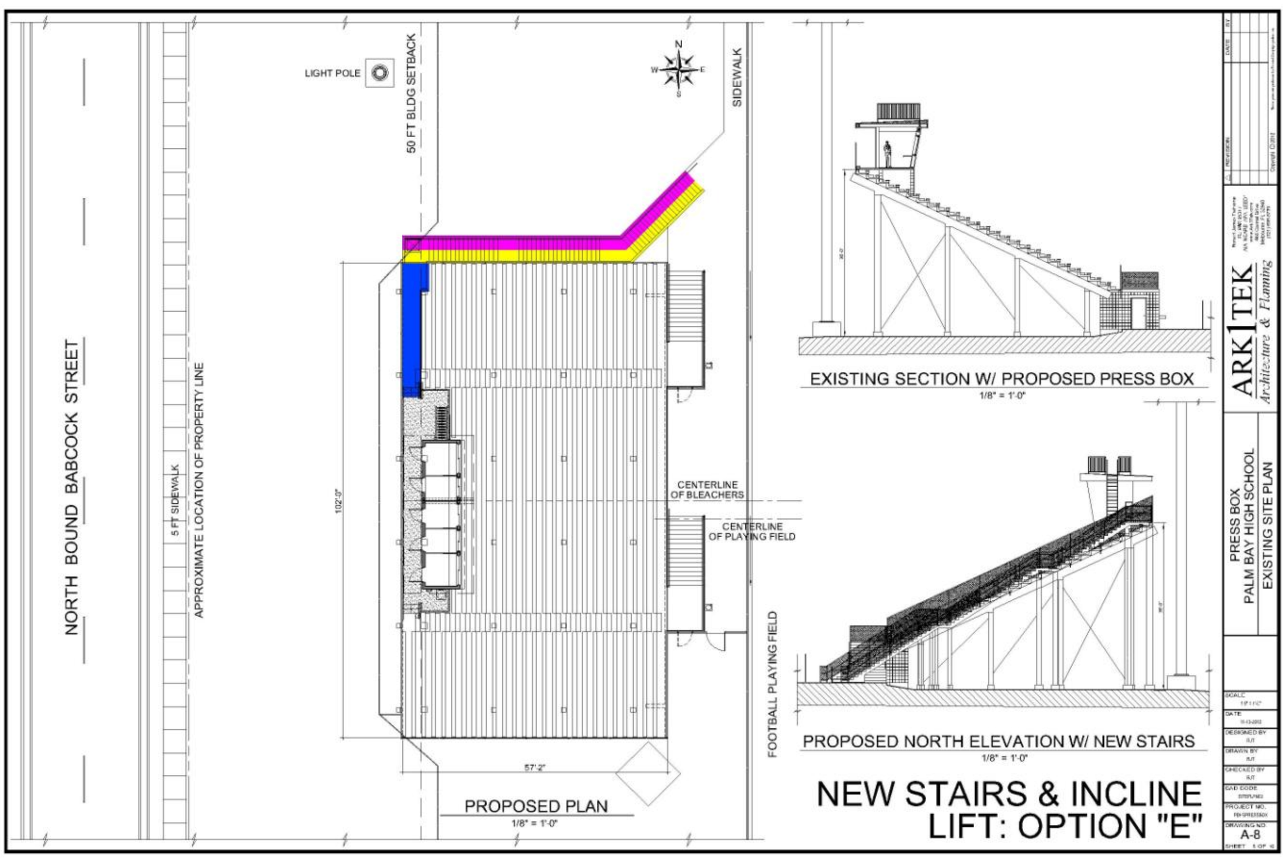
Option “C” – New Lower Stairs & Continuous Inclined Stairs Lift			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 0.00
03	Concrete		$ 3,000.00
04	Masonry		$ 0.00
05	Metals		$ 6,000.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 0.00
08	Doors and Windows		$ 0.00
09	Finishes		$ 0.00
10	Specialties		$ 0.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction		$ 12,000.00
14	Conveying Systems – Continuous Stairs Lift by others		$ 80,000.00
15	Mechanical		$ 0.00
16	Electrical		$ 12,000.00
		Subtotal	$ 118,000.00
	OH&P	15 %	$ 17,700.00
		Total	**$ 135,700.00**
	Average cost per SF =	N/A	/SF



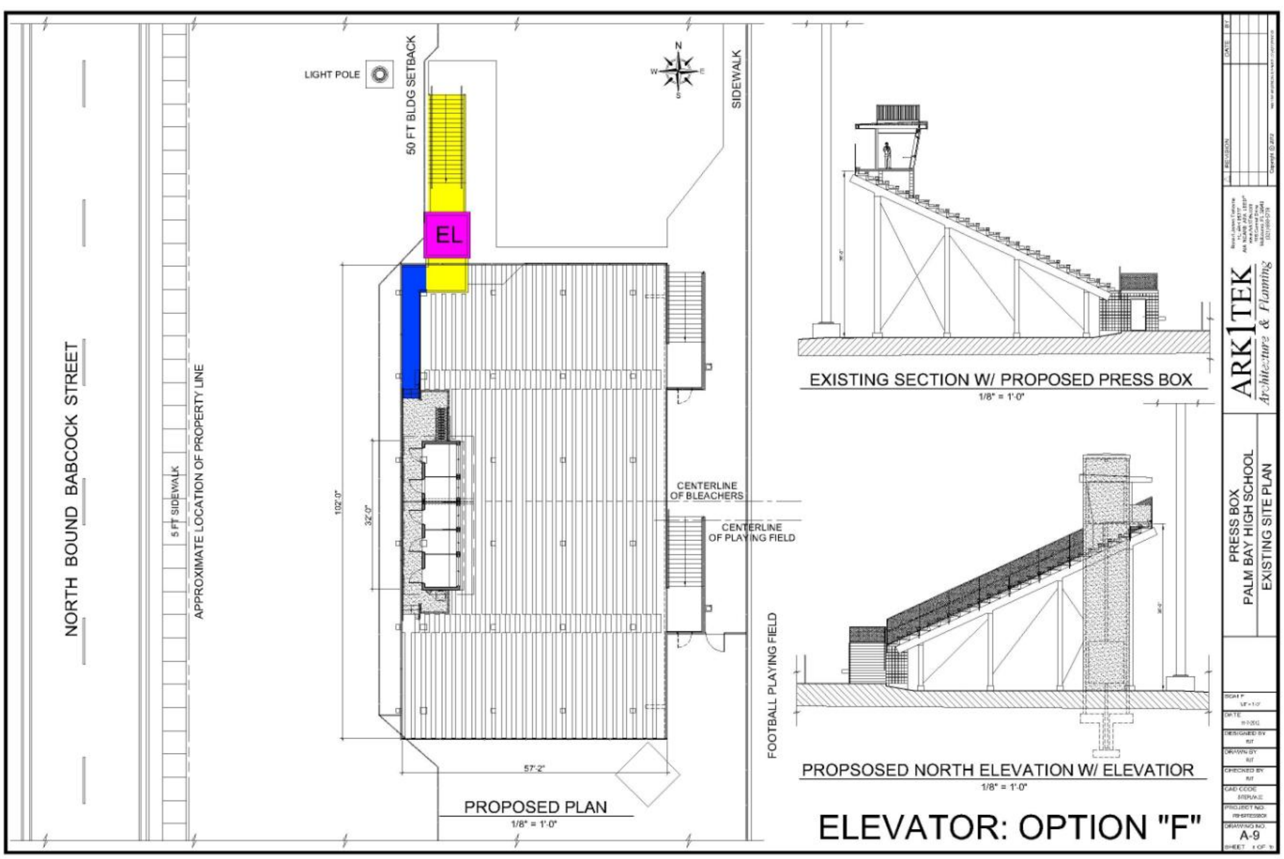
Option "D" – Lower Inclined Stairs List & Bleachers Inclined Stairs Lift			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 3,500.00
03	Concrete		$ 3,000.00
04	Masonry		$ 0.00
05	Metals		$ 4,500.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 800.00
08	Doors and Windows		$ 00.00
09	Finishes		$ 0.00
10	Specialties		$ 0.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction - Lower Inclined Stairs Lift by others		$ 42,000.00
14	Conveying Systems – Bleacher' Stairs Lift by others		$ 65,000.00
15	Mechanical		$ 0.00
16	Electrical		$ 12,000.00
		Subtotal	$ 136,800.00
	OH&P	%	$ 20,520.00
		Total	**$ 157,320.00**
	Average cost per SF =	N/A	/SF



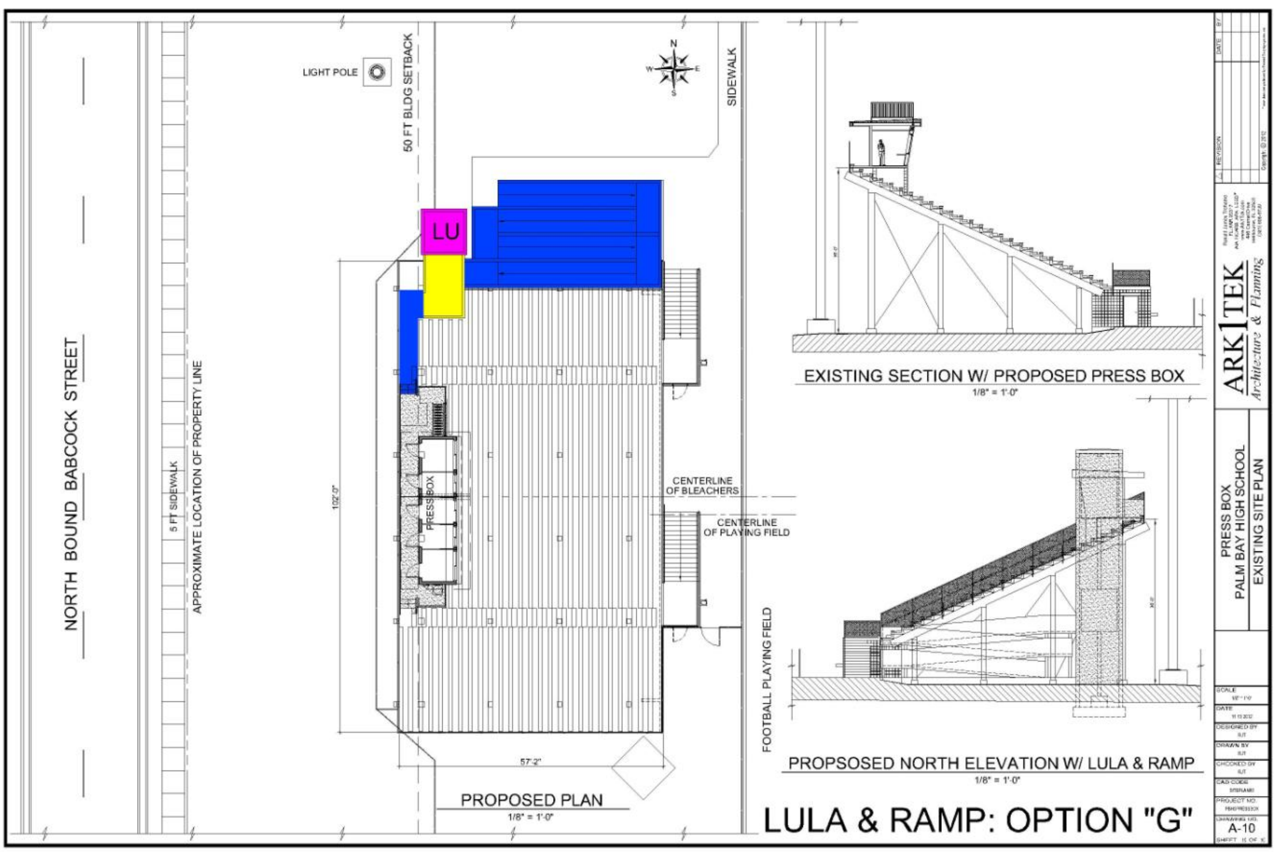
Option “E” – New Stairs and Continuous Inclined Stairs Lift			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 3,500.00
03	Concrete		$ 3,000.00
04	Masonry		$ 0.00
05	Metals		$ 4,500.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 0.00
08	Doors and Windows		$ 0.00
09	Finishes		$ 0.00
10	Specialties		$ 0.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction		$ 30,000.00
14	Conveying Systems – Continuous Stairs Lift by others		$ 80,000.00
15	Mechanical		$ .00
16	Electrical		$ 10,000.00
		Subtotal	$ 136,000.00
	OH&P	15%	$ 20,400.00
		Total	**$ 156,400.00**
	Average cost per SF =	N/A	/SF



Option “F” – Conventional Elevator			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 6,000.00
03	Concrete		$ 6,500.00
04	Masonry		$ 45,000.00
05	Metals		$ 3,500.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 4,500.00
08	Doors and Windows		$ 1,200.00
09	Finishes		$ 3,000.00
10	Specialties		$ 0.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction		$ 3,500.00
14	Conveying Systems – Elevator by others		$ 65,000.00
15	Mechanical		$ 0.00
16	Electrical		$ 12,000.00
		Subtotal	$ 155,200.00
	OH&P	15%	$ 23,280.00
		Total	**$ 178,480.00**
	Average cost per SF =	N/A	/SF



Option “G” – LULA Elevator and Ramp			
		Unit	Estimate
01	General Requirements		$ 5,000.00
02	Site Construction		$ 6,000.00
03	Concrete		$ 6,500.00
04	Masonry		$ 30,000.00
05	Metals		$ 6,000.00
06	Wood and Plastics		$ 0.00
07	Thermal and Moisture Protection		$ 4,500.00
08	Doors and Windows		$ 12,000.00
09	Finishes		$ 3,000.00
10	Specialties		$ 0.00
11	Equipment		$ 0.00
12	Furnishings		$ 0.00
13	Special Construction		$ 25,000.00
14	Conveying Systems –LULA Elevator by others		$ 35,000.00
15	Mechanical		$ 0.00
16	Electrical		$ 10,000.00
		Subtotal	$ 143,000.00
	OH&P	%	$ 21,450.00
		Total	**$ 164,450 .00**
	Average cost per SF =	N/A	/SF



AUSTIN MOHAWK and COMPANY, INC.

2175 Beechgrove Place
Utica, New York 13501-1797
(315) 793-3000 Fax (315) 793-9370

QUOTATION

Date 10/31/12

Quote No. **0121467-1**

Cust ID. 16069

Expires: 11/30/12

Bill To: **ARK1TEK**
446 CARMEL DRIVE
MELBOURNE, FL 32940
USA

ATTN: RONALD TREHARNE

PHONE: 321.698.5739
FAX:

Office Contact	Ship Via	F.O.B. Point	Sales Rep.	Quoted Terms
Steve Grzesik	BEST WAY	FOB UTICA, NY	SOUTHEAST	TBD

Part #	Description	Qty	Unit Price	Amount
SPBCUST	**CUSTOM STEEL PRESS BOX**	1	$70,310.00	$70,310.00

A. General: Pre-assembled VARSITY STYLE STEEL PRESS BOX of steel construction.
1. Dimensions: 8' Width and 31' Length - having a 110" (2794 mm) nominal outside height.
2. Frame Construction: Framing shall be 14 GA (1.78 mm) or heavier mechanical tube. All joints shall be MIG welded.
3. Base/Floor: Building to typically be constructed on a 6" perimeter encapsulated with a protective undercoating paint. Floor assembly to be comprised of 3/16" aluminum tread plate finished floor.
4. Wall Panels: Wall panels shall have a 18 GA exterior face, 3" wall thickness, Rigid board polyisocyanurate insulation (3" - R-18), and a 18 GA interior face. Panels shall be galvanized and shall be MIG welded into place.
5. Ceiling: Interior ceiling shall be providing smooth flat interior, constructed from 24 GA pre-finished white steel with insulation to meet energy codes above.
6. Roof: Constructed using galvanized 20 GA, G-60 interlocking pan sections. Sections are 3" (76.2 mm) high varying widths able to support minimum of 50 psf (1915 Pa) live load. Roof drains into full perimeter gutter system.
7. Finish: Surfaces shall be painted using an epoxy/urethane prime to paint system designed to withstand salt spray and freeze thaw testing.The interior finish shall be the same color as exterior. Two-tone or custom color schemes are available at an additional cost.
8. Windows: (6) Sliding window(s) shall have double pane pane 1/4" clear tempered safety glass, insect screen, and locking device. EXTERIOR MOUNTED ROLLING SHUTTERS SHALL BE PROVIDED..
9. Door: (2) 36" SWING door shall be STEEL frame with NO GLASS. Door shall be supplied with lockset with removable cylinder and hydraulic closer
10. Electrical: Electrical shall be wired according to N.E.C. Standards. Load center shall be a 125 amp, 120/240 volt unit with 8/16 open circuits. Wiring shall be within surface mounted EMT conduit, and included shall be (6) GFI protected duplex receptacles.
11. Lighting: (6) Lighting shall be a dual bulb fluorescent light.
12. Scorer's Table: Full length, 24" deep, 3/4" white "Melamine" counter top with drop wire grommets at receptacle locations.
13. (2) HVAC, thru wall; HVAC - 230/208 Volt Built-In Heat and Cool Unit R-410A Refrigerant, 11,600/11,400 Cooling BTU, 11,600/9,500 Heating BTU, 9.4/9.4 EER, 230/208 Volts, Electronic controls with remote Electronic digital thermostat, Four-way air direction, 2 cool/2 heat/2 fan only speeds.

AUSTIN MOHAWK engineered building systems

AUSTIN MOHAWK and COMPANY, INC.

QUOTATION

2175 Beechgrove Place
Utica, New York 13501-1797
(315) 793-3000 Fax (315) 793-9370

Date 10/31/12

Quote No. **0121467-1**

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MELBOURNE, FL 32940
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ATTN: RONALD TREHARNE

PHONE: 321.698.5739
FAX:

Office Contact	Ship Via	F.O.B. Point	Sales Rep.	Quoted Terms
Steve Grzesik	BEST WAY	FOB UTICA, NY	SOUTHEAST	TBD

Part #	Description	Qty	Unit Price	Amount
	14. INCLUDED OPTIONS: - 641220G- Camera Deck - 24' length, roof top access by hatch and internal ladder. Supplied with standard 1-5/8" fence post couplings with set screws on camera deck platform. PERIMETER FENCE BY OTHERS. (VERTS, HORIZONTALS, CONNECTION HARDWARE AND CHAIN LINK) - (2) PLATFORMS - - 4' X 6' ENTRY PLATFORM, GALVANIZED. (FENCING ON PLATFORM BY OTHERS)			
THIRD PARTY	**THIRD PARTY INSPECTION** (OPTIONAL) THIRD PARTY INSPECTION / STATE LABEL Third Party Inspection along with a state label signifies the building is in full compliance with the construction standards and that the actual construction of the unit was overseen by a state qualified evaluation and inspection agency personnel. Required by the State of FL in most commercial building applications.	1	$1,540.00	$1,540.00
S&H AUSTIN	**SHIPPING & HANDLING-(Estimated)** Unit will be delivered with in Austin Mohawk's current lead-time of 6-8 weeks after receipt of order and signed final approval of submittal prints (including PE or Third Party reviews when required) *All quoted lead-times are subject to change. Unit will be shipped fully assembled. Unloading and anchoring on site by others. Typical Forklift / Crane needed at time of delivery for unloading. Freight charges reflect shipping to MELBOURNE FL **All Freight is FOB Utica, NY, Freight Prepaid & Add ***All Freight estimates are subject to change.	1	$3,365.00	$3,365.00

AUSTIN MOHAWK and COMPANY, INC.

QUOTATION

2175 Beechgrove Place
Utica, New York 13501-1797
(315) 793-3000 Fax (315) 793-9370

Date 10/31/12

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ATTN: RONALD TREHARNE

PHONE: 321.698.5739
FAX:

Office Contact	Ship Via	F.O.B. Point	Sales Rep.	Quoted Terms
Steve Grzesik	BEST WAY	FOB UTICA, NY	SOUTHEAST	TBD

Part #	Description	Qty	Unit Price	Amount
	TOTAL QUOTATION			**$75,215.00**

Third Party plan review, PE stamped drawings and inspections are excluded from all quotations unless listed with a price above and included in the total. It is the responsibility of the customer to review their state and local codes, if it is found to be a requirement Austin Mohawk can provide this service through a Third-Party Design Approval Primary Inspection Agency (DAPIA) for an additional charge.

Standard Terms & Conditions
Terms are subject to credit approval. Standard Terms are Net 30, New Customers require 30% deposit. FOB Utica NY. Warranty period is one (1) calendar year from date of delivery. If product is manufactured but cannot be delivered, a 2%/month storage fee will be charged after 5 days, or if order is cancelled a cancellation fee will apply. Customer is responsible for applicable municipal, county, state, and federal taxes. For deliveries in NY, NJ, CT, PA sales tax will be charged on invoice without a dated Resale, Direct Pay or Tax Exempt Certificate. All other states, seller is not registered to collect sales tax. Buyer is responsible for sales tax compliance.

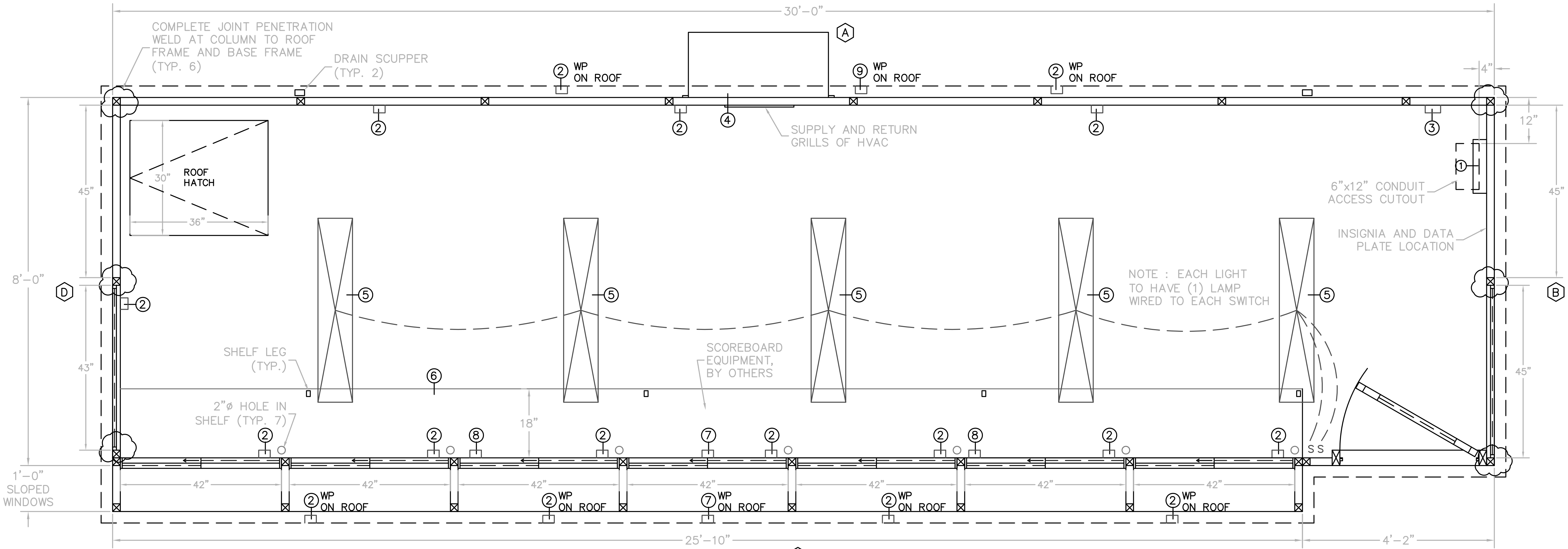
This quotation reflects Austin Mohawk and Company, Inc. standard specifications and fabrication practices for Prefabricated Buildings and Shelters. The quoted specification may or may not conform to customer supplied specifications. It is the customer's responsibility for review of quoted specifications. Acceptance of this quotation means labor, materials and services will be paid in full without withholding any retainage whatsoever.

*All quoted lead-times are subject to change.
****All Freight is FOB Utica, NY, Freight Prepaid & Add.**
***All Freight estimates are subject to change.

To activate your order, please sign & return this quote form. Upon receipt, seller will forward the Release to Fabrication that is required to be signed and returned to release your project into our active schedule.

Purchase Order # ______________ **Delivery Request Date** __________________________

Customer Acceptance by: __________________________________ **Date:** ______________



PLAN VIEW

NOTE : THIS BUILDING TO BE INSTALLED AND MOUNTED ON A STEEL MEZZANINE STRUCTURE. BUILDING BASE FRAME TO BE BOLTED TO MEZZANINE FRAMING WITH 1/2"x 1 1/2" GRADE 5 BOLTS, TYP. 14. MEZZANINE TO BE DESIGNED AND FURNISHED BY OTHERS.

DURASTEEL PC-308SW BUILDING NOTES :

(1)— 100 AMP SINGLE PHASE, 30 CIRCUIT LOAD CENTER W/MAIN BKR.
(2)— 115V DUPLEX, DEDICATED OUTLET (QTY. 11) AND EXT. GFI (WP) ON ROOF (QTY. 6)
(3)— 115V QUAD, DEDICATED OUTLET (QTY. 1)
(4)— 240V 24000 BTU HVAC WALL PACK UNIT W/8KW HEAT
(5)— 64 WATT VANDEL RESISTANT LIGHT (QTY. 5) W/(2) BALLAST AND (2) SWITCHES
(6)— 18" DEEP PLASTIC LAM. "WALNUT" SHELF W/SHELF LEGS
(7)— 4"x4" J-BOX AND SURFACE MTD. 1" EMT AND PULL WIRE TO FLOOR CUTOUT, FOR VOICE JACK BY OTHERS (QTY. 2)
(8)— 4"x4" J-BOX AND SURFACE MTD. 1" EMT AND PULL WIRE TO FLOOR CUTOUT, FOR PHONE/DATA JACK BY OTHERS (QTY. 2)
(9)— 4"x4" EXT. J-BOX AND SURFACE MTD. 1" EMT CONDUIT AND PULL WIRE TO FLOOR CUTOUT (QTY. 1)

* 3" OVERHANG EXTERIOR ROOF W/ 30"x36" ROOF HATCH AND WALKING MAT SURFACE COVERING ROOF
* 42" HIGH GUARD RAIL AROUND PERIMETER OF ROOF, SHIPS KNOCKED DOWN FOR INSTALLATION ON SITE BY OTHERS
* 96" INTERIOR HEIGHT
* 1- STEEL DOOR 3068 W/23"x29" VL, ADA CLOSER, AND BEST 73K LEVER LOCK
* 7- SLIDING WINDOWS (SLOPED OUT FROM SILL TO HEADER) W/ 5/8" CLEAR INSULATED TEMPERED SAFETY GLASS
* 2- FIXED WINDOWS W/ 5/8" GRAY TINTED INSULATED TEMPERED SAFETY GLASS
* INSULATION- WALLS R-10, FLOOR R-10, AND CEILING R-19
* FLOOR- ALUMINUM TREADPLATE
* 1- LADDER TO ROOF HATCH
* BUILDING PAINTED- MATCH BM AC-3 TEXAS LEATHER
  NOTE : GUARD RAIL PAINTED SAME AS BUILDING
* INDIANA INSIGNIA / TRA LABLE / UL LABEL

ELECTRICAL NOTES :
* ALL ELECTRICAL ITEMS TO BE UL LISTED
* J-BOXES TO BE SURFACE MOUNTED
* CONDUIT TO BE EMT CONDUIT AND SURFACE MOUNTED
* WIRE TO BE COPPER, SIZE #12 MIN. W/THHN INSULATION

PORTA-KING BUILDING SYSTEMS
4133 SHORELINE DRIVE EARTH CITY, MISSOURI 63045
1-800-BUILDING 314-291-4200 FAX 314-291-2857

TITLE UNIV. OF SOUTHERN INDIANA EVANSVILLE, IN	WEDDLE BROS. BLDG. GROUP MODEL PC-308SW	
JOB NO. 20964 PK15667	DRAWN BY KCD	SHEET 1
SCALE	DATE 7-14-10 REVISED 8-31-10	

ASCENSION®
A DIVISION OF AGM

3526 E. Ft. Lowell Rd. • Tucson, AZ 85716
tel: 520-881-3993 or 800-459-0400
fax: 520-881-4983
www.wheelchairlift.com • sales@wheelchairlift.com

October 26, 2012

Ron Treharne
Ark1Tek
446 Carmel Drive
Melbourne, FL 32940

Dear Ron,

Thank you for considering Ascension vertical wheelchair lifts to meet accessibility requirements at the Brevard County School District's Palm Bay High School Press Box project. Enclosed is some information which I hope will be helpful for your evaluation.

Prominent Ascension customers include:

- New York City Department of Education (161 lifts)
- Miami-Dade County Public Schools (25 lifts)
- Los Angeles Unified School District (22 lifts)
- Houston Independent School District (6 lifts)
- Virginia Beach Public Schools (6 lifts)
- Chicago Public Schools (5 lifts)
- Hawaii State School System (4 lifts)

Our client list also includes notable customers in your area such as:

- Brevard Public Schools (2 lifts)
- Osceola County School District (4 lifts)
- Seminole County Public Schools
- Martin County Public Schools
- University of Tampa
- Orange County Convention Center
- Silver Spurs Arena
- NASA – Kennedy Space Center (2 lifts)

I am confident that an Ascension wheelchair lift would be a wonderful choice to provide accessibility for many years to come, while ensuring the dignity and safety of people with disabilities.

Please call me at 1-800-459-0400 if you have any questions.

Sincerely,

Jay Goodspeed
Inside Sales Representative
jgoodspeed@agmcontainer.com

What Makes the Ascension Vertical Portable Wheelchair Lift Different?

The Ascension Protégé 5442P and the Ascension Virtuoso 5460P vertical portable wheelchair lifts offer a unique package of quality, performance, durability, safety, and ADA compliance, unmatched by any other portable lifts.

- The Ascension Protégé and Virtuoso Model Series are the only ADA compliant portable wheelchair lifts in the world that do not require a ramp or machine tower.
- Ascension vertical portable wheelchair lifts are specifically designed to be portable, and set up quickly without the use of tools. Most other portable lifts were originally designed to be permanently installed devices, but have been altered with some type of wheel undercarriage; they have not been redesigned to facilitate movement of the lift.
- Ascension lifts do not have machine towers as part of their construction. Other portable lifts use a machine tower to house the drive mechanism; such towers typically exceed 72" in height and obstruct lines of sight.
- Ascension lifts employ multiple safety devices as standard features. These include an under-platform safety pan (Protégé models), safety skirting (Virtuoso models), gate interlock, GFCI to shut off power in the event of a short circuit or current overload, protective sides all the way around to safeguard wheelchair attendants, people with walkers, and others who may need to stand while using the lift.
- Ascension lifts are covered by a standard 20 year drive train warranty, an unparalleled industry standard.
- Ascension sales and engineering teams provide comprehensive technical support.
- Ascension lifts use an electro-hydraulic mechanism to raise the passenger platform; this mechanism evenly supports the platform on both sides of the lift for maximum stability.
- Ascension lifts are also extremely quiet. They will not interrupt an event. Patrons who use the lift experience a smooth, quiet ride which reassures them and does not draw undue attention to their transition.
- Ascension lifts enhance passenger comfort and dignity by providing transparent sidewalls and gates. Passengers are reassured by the continued visibility of their surroundings, and children find Ascension lifts calming and easy to use. Transparent sides additionally maintain audience lines of sight, while allowing lift use to be readily monitored.
- Portable Ascension lifts have an automatic dock plate to accommodate the passenger's transition between the lift and the upper landing area. This plate also enables the Ascension lift to be used in front of landing areas that have protrusions (e.g. stages with architectural decorations), uneven surfaces, or a curved fascia.
- The Ascension Protégé and Virtuoso feature on-site compression if relocation through a 36" doorway is required.

Simply put, Ascension vertical portable wheelchair lifts are the safest, quietest, most attractive, most durable, and easiest-to-use portable lifts you can buy.

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A DIVISION OF AGM

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tel: 520-881-3993 or 800-459-0400
fax: 520-881-4983
www.wheelchairlift.com • sales@wheelchairlift.com

QUOTATION

October 26, 2012

TO: Brevard County School District
2700 Judge Fran Jamieson Way
Viera, FL 32940

ATTENTION: Mr. Ron Treharne, Architect

TELEPHONE: 321-698-5739

PROJECT NAME: Palm Bay High School Press Box

PRODUCT NAME: **Ascension Virtuoso Vertical Portable Wheelchair Lift**

PART NUMBER: **5460PD** (Color: Black)
Includes: Outdoor Use Package

UNIT PRICE: $24,450.00 EACH (plus shipping & applicable state sales tax)
Price is based on a direct purchase by Brevard County School District.

SHIPPING: $1,500.00 EACH (includes the shipping crate fee)

WARRANTY: The Ascension Virtuoso 5460P carries a limited warranty of
20 years on the drive train, 5 years on parts, and 1 year on labor.
Note: The warranty begins on the date of shipment.

VALIDITY: 6 months from the date of this quotation

LEAD TIME: 2 weeks ARO (subject to prior sales)

TERMS: Net 30 days
FOB Tucson, AZ

IMPORTANT NOTE: Your Ascension lift will ship as a fully assembled product, ready for use. The lift is designed to be uncrated and set up by the owner's personnel; no specialized training is required. Operating manuals, instructional materials, and complete phone support are provided with every lift. This quotation does not include state sales tax.

We value your feedback and look forward to hearing from you!

Jay Goodspeed, Inside Sales Representative
jgoodspeed@agmcontainer.com

Ascension Virtuoso 5460P Model Series Vertical Portable Wheelchair Lift Product Specifications

SECTION 14420 AND SECTION 14 42 00

PART 1 - GENERAL

1.1 SYSTEM DESCRIPTION
A. The product described herein, manufactured by Ascension, is a portable lifting device intended for the exclusive use of individuals with disabilities. The lift shall be used only by individuals who are unable to negotiate stairs. The lift shall be unenclosed and self-contained, requiring no additional components or modifications of the using facility. The lift shall consist of a platform supported on an electro-hydraulic lifting mechanism with built-in casters for portability. The casters shall permit easy movement of the unoccupied lift over hard, level surfaces. With the casters removed, the lift shall rest firmly on any hard, level surface, and provide a stable base for operation of the lift. The lift shall be low profile (no machine tower) to maintain viewing lines. The lift shall provide for independent use by individuals with disabilities and include all applicable operating and safety devices for compliance with ADA requirements. The lift shall have a slim profile platform frame to eliminate the need for a pit or access ramp on the lower landing side and facilitate easy entry into the lift directly at floor level by patrons. The lift shall provide adequate lifting force to raise the platform and occupant to a height suitable for access to most stages, platforms, or similar elevated surfaces.

PART 2 - PRODUCT

2.1 MANUFACTURER
A. Ascension Virtuoso 5460P Model Series vertical portable wheelchair lift, manufactured by Ascension, 3526 E. Fort Lowell Rd., Tucson, AZ, 85716, Tel: 800-459-0400 or 520-881-3993, Fax: 520-881-4983, sales@wheelchairlift.com.
B. Acceptance of other products is subject to compliance with specified requirements and owner or architect approval.

2.2 PHYSICAL CHARACTERISTICS
A. Lifting capacity: 750 pounds [341 kg].
B. Weight of lift: 1025 pounds maximum [465 kg].
C. Vertical speed: seven (7) fpm (feet per minute) [2.1 m/min (meters per minute)].
D. Vertical travel: 12" to 60" [304 mm to 1524 mm], infinitely adjustable.
E. Standard platform gate configuration: the upper landing platform gate shall be left-hinged when facing the lift from the upper landing; the lower landing platform gate shall be right-hinged when facing the lift from the lower landing. Contact Ascension for custom platform gate configurations.

2.3 DIMENSIONS
A. Platform size: 36" x 54" [914 mm x 1372 mm] with 43" [1092 mm] high sidewalls and platform gates.
B. Space requirements (operational, storage, and transport): 44" [1117 mm] high (in the down position), 66" [1677 mm] long, 48" [1219 mm] wide.
C. No part of the lift shall stand over 44" [1117 mm] high when the platform is on the ground (with the exception for when the optional stage guard is being used).

2.4 MATERIALS
A. The platform, base frame, and lifting device shall be constructed from ASTM A 36, AISI 1018, or AISI 1020 Steel.
B. The windows shall be fabricated from 1/4" [6.35 mm] thick high impact strength clear thermoplastic.
C. The safety skirt shall be constructed from rigid plastic.

2.5 FINISH
A. All metal components shall be thoroughly cleaned to remove any foreign substance. Exposed metal surfaces shall be finished with an oven-baked powder coating.
B. Standard color is black; contact Ascension for custom color selection.

2.6 DRIVE TYPE
A. Drive shall be direct-acting hydraulic.

2.7 ELECTRICAL REQUIREMENTS
A. Electric power requirements shall be compatible with 120VAC, 60 hertz, single phase, 15 amp service (option: international electrical configurations available).
B. The lift shall be supplied with a three prong grounded electrical cord (20' [6.1 m] in length).
C. The lift shall contain a Ground Fault Circuit Interrupter (GFCI).
D. The hydraulic pump shall be directly coupled to a capacitor start 1/2 hp motor.
E. Other than the motor, all control and operating circuits shall be serviced by a 12 VDC solid state linear power supply.
F. Electrical components shall be UL listed and CSA registered.
G. Electrical system shall be certified to ASME A17.5 by an independent testing laboratory.

2.8 SAFETY DEVICES
The lift shall be constructed to meet the applicable requirements of ADAAG, ASME A17.1-1996 or older (PART XX, SECTION 2000), ASME A18.1, and ANSI A117.1 as they would apply to a portable lifting device. The lift shall include the following safety features for protection of the passenger and general public.
A. Grounded electrical system.
B. 12 VDC operating controls.
C. Constant pressure operating switches.
D. Emergency stop button at passenger control station.
E. Electro-mechanical interlock to prevent accidental opening of lower landing platform gate.
F. Gate switches to prevent platform movement if either platform gate is open.
G. Lift platform stop height switch.
H. Safety skirt that completely encloses and protects the area under the lift platform.
I. 43" [1092 mm] high sidewalls and platform gates.
J. Unobstructed view through transparent sidewalls and platform gates.
K. Grab bar extending full length of inside wall.
L. Slip resistant surfaces on platform floor and dock plate.
M. Structural safety factors as specified in ASME A18.1.
N. Self-closing platform gates.

2.9 PORTABILITY
A. Casters shall be easily attached to the platform for portability and stored in the base frame when not in use. Casters shall be 3½" [89 mm] in diameter and fabricated from hard rubber. The casters shall be capable of being installed without tools. When the casters are installed, the lift shall roll easily over any hard, smooth, level surface. The lift shall be capable of being moved by fork lift or truck.

2.10 OPERATING CHARACTERISTICS
A. Lift shall include three (3) constant pressure "UP/DOWN" switches, located outside of the platform at both ends and inside the platform.
B. The passenger control station shall be provided with a separate "PUSH TO STOP" emergency button. The emergency stop button shall lock when pushed and require manual reset before operation can resume.
C. The platform stop height shall be adjustable without the use of tools.
D. Opening the upper landing platform gate shall deploy a dock plate that rests on the upper landing surface. The dock plate shall provide a smooth transition between the platform and the upper landing. Closing the upper landing platform gate shall retract the dock plate.
E. The lower landing platform gate shall be provided with a mechanical interlock that prevents the platform gate from being opened whenever the platform is more than 2" [50 mm] above the full down position.

2.11 COMPRESSION CAPABILITY
A. The lift shall be capable of being compressed to 33" [838 mm] wide to facilitate relocation through a 36" [914 mm] wide doorway. Requires additional tool kit from Ascension.

PART 3 - EXECUTION

3.1 INSTALLATION
A. Set up lift for operation as described in manufacturer's operating manual.

3.2 MAINTENANCE
A. Maintenance of the lift shall consist of regular cleaning as deemed necessary by the using facility. General inspection, maintenance, and lubrication shall be specified in the manufacturer's service manual.

3.3 WARRANTY

A. Manufacturer shall provide a twenty (20) year drive train, five (5) year all other parts, one (1) year labor limited warranty, starting from the date of shipment.

NOTE: This specification has been written to assist in preparing a detailed description of a portable wheelchair lift. Additional technical information may be obtained from Ascension. Specifications are also available electronically at www.wheelchairlift.com. Specifications are subject to change.

U.S. Patent No. 7,926,618. Other U.S. Patents Pending.

REVISIONS				
ZONE	LTR.	DESCRIPTION	DATE	APPROVED
C5,D1	A	UPDATED SWITCH VIEWS, NOTE 5 WAS 10 AMPS JMO	08/06/07	EJZ

NOTES UNLESS OTHERWISE SPECIFIED:

1. DESCRIPTION: VIRTUOSO PORTABLE WHEELCHAIR LIFT, MODEL 5460P.

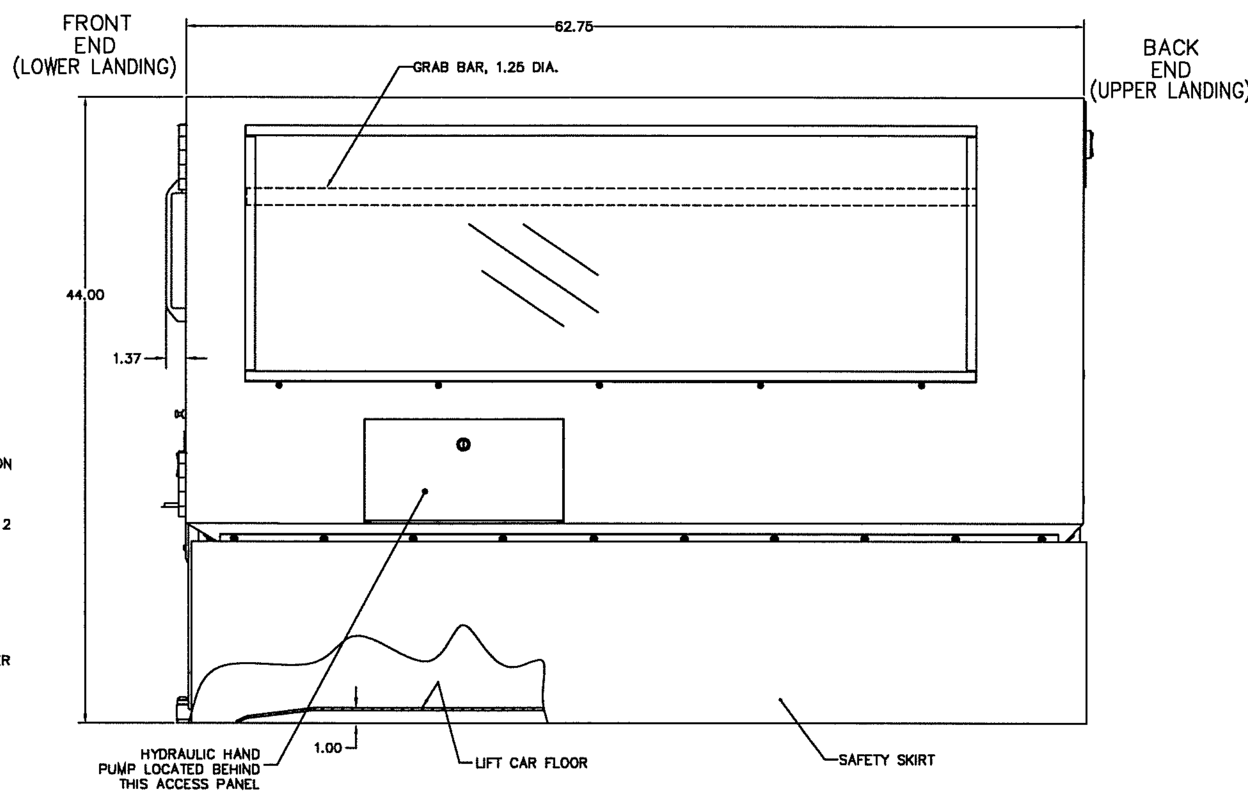
2. CHARACTERISTICS:
2.1 WEIGHT: 1025 POUNDS.
2.2 MATERIALS:
2.2.1 BASE, LIFT CAR, GUIDE RAILS: ASTM A36, ASTM A570, OR AISI 1018-1020 STEEL.
2.2.2 DOCK PLATE: ALUMINUM ALLOY.
2.2.3 WINDOWS: TRANSPARENT HIGH IMPACT THERMOPLASTIC.
2.2.4 SAFETY SKIRT: PLASTIC.
2.3 FINISH:
2.3.1 BASE: POWDER COATED, BLACK.
2.3.2 SAFETY SKIRT: BLACK.
2.3.3 LIFT CAR: POWDER COATED, COLOR BLACK (-1), OR OPTIONAL COLOR (-99).

3. OPERATION:
3.1 OCCUPANCY: (1) PERSON.
3.2 MAXIMUM LOAD: 750 POUNDS.
3.3 AVERAGE VERTICAL SPEED: 7 FEET PER MINUTE.
3.4 VERTICAL TRAVEL: 12 TO 60 INCHES.

4. FEATURES:
4.1 OPERATING MECHANISM: DIRECT-PLUNGER HYDRAULIC.
4.2 UNIT IS EQUIPPED WITH REMOVABLE WHEELS.
4.3 UNIT IS EQUIPPED WITH MANUAL HAND PUMP FOR EMERGENCY OPERATION AND/OR WHEEL INSTALLATION.
4.4 FRONT GATE INTERLOCK PREVENTS OPENING UNLESS LIFT CAR IS AT LOWER LANDING.
4.5 FRONT GATE INTERLOCK PREVENTS LIFT CAR FROM MOVING MORE THAN 2 INCHES FROM LOWER LANDING UNLESS FRONT GATE IS LOCKED.
4.6 GATE SENSORS PREVENT OPERATION UNLESS GATES ARE CLOSED.
4.7 CAR FLOOR AND DOCK PLATE SURFACES ARE SLIP-RESISTANT.
4.8 DOCK PLATE IS TETHERED TO BACK GATE.

5. ELECTRICAL: 120 VAC, 60 HZ, SINGLE PHASE, 13 AMP.
5.1 POWER CORD: 20' LONG CORD WITH STANDARD (3) PRONG GROUNDED PLUG AND GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5.2 ALL CONTROL CIRCUITS POWERED BY 12 VDC SOLID STATE LINEAR POWER SUPPLY.

6. UNIT MEETS APPLICABLE REQUIREMENTS OF ADAAG, ASME 17.1 1996 OR OLDER, ASME A18.1, AND ANSI A117.1, AS THEY WOULD APPLY TO A PORTABLE LIFTING DEVICE.



RIGHT SIDE
POWER CORD NOT SHOWN

PART NO.	COLOR
VIRTUOSO 5460P-1	BLACK
VIRTUOSO 5460P-99	OPTIONAL

SPECIFICATION CONTROL DRAWING

INTERPRET DIMENSIONS AND TOLERANCES IAW ANSI Y14.5M-1982
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
TOLERANCES: DECIMALS .XX ±.25 .XXX ±.030 ANGLES ±.5°
DO NOT SCALE DRAWING
FINISH: 2.3

DRAWN	A.GRADILLAS	3-1-06
CHECK	E.ZUERCHER	8-18-06
APPROVED	E.ZUERCHER	8-18-06

AGM CONTAINER CONTROLS, INC.
P.O. BOX 40020 - TUCSON, ARIZONA 85717-0020

TITLE: PORTABLE WHEELCHAIR LIFT ASSEMBLY

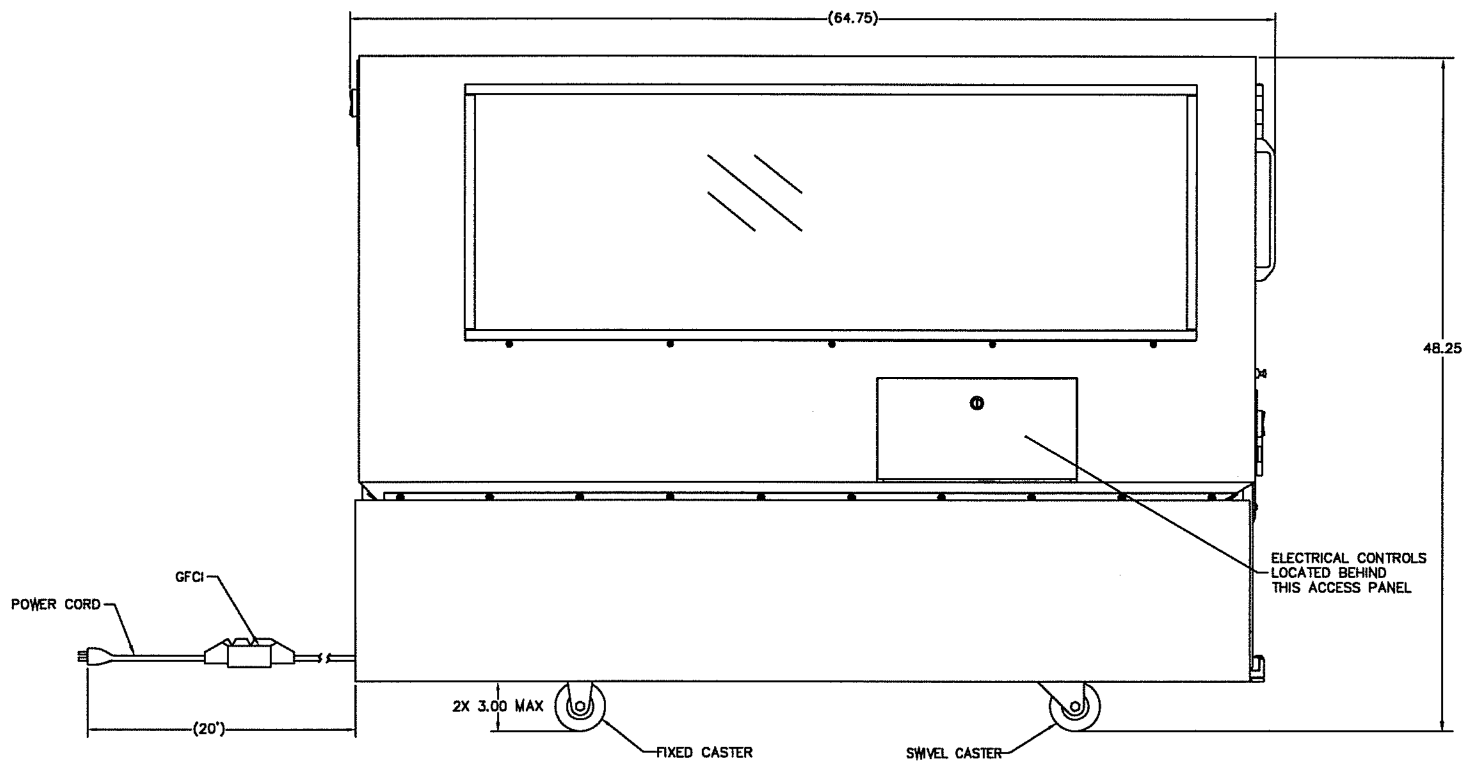
SIZE: D | FSCM NO. 08992 | DWG. NO. VIRTUOSO 5460P | REV A

SCALE 1/4 | SHEET 1 OF 4

EZDMAT 9/00 | FILE VIRTUOSO 5460P

REVISIONS

ZONE	LTR	DESCRIPTION		DATE	APPROVED
D6	A	UPDATED SWITCH VIEW	JMO	08/06/07	EJZ



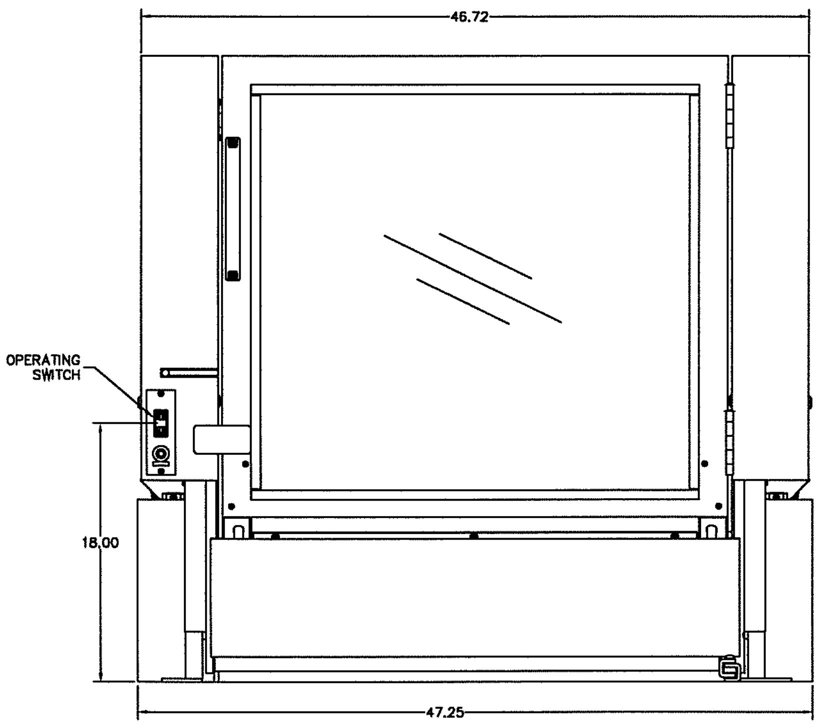
LEFT SIDE

SIZE	FSCM NO.	DWG NO.	REV
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SCALE 1/4	RELEASE DATE	SHEET 2	

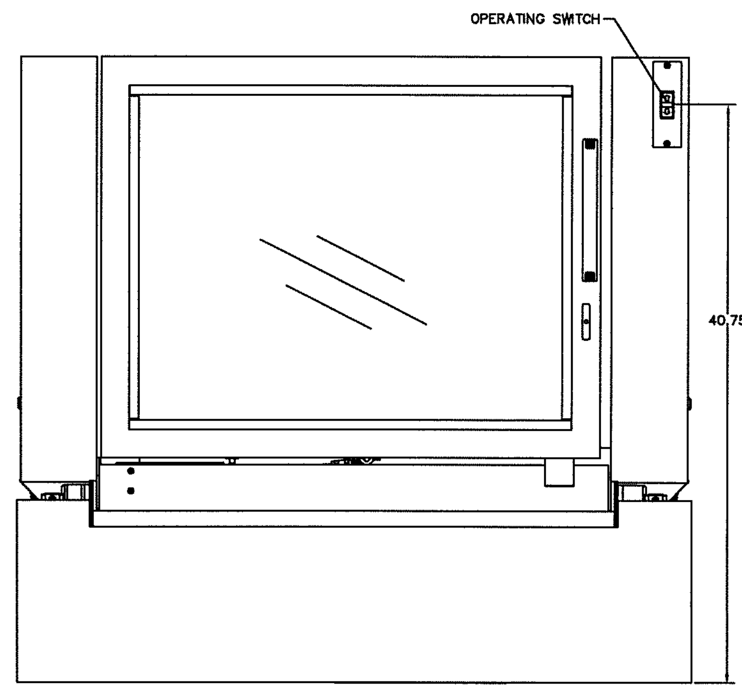
FILE VIRTUOSO 5460P

REVISIONS

ZONE	LTR.	DESCRIPTION	DATE	APPROVED
B7,C7	A	UPDATED SWITCH AND LATCH VIEW, ADDED OVERIDE KEY JMO	08/06/07	EJZ



FRONT END



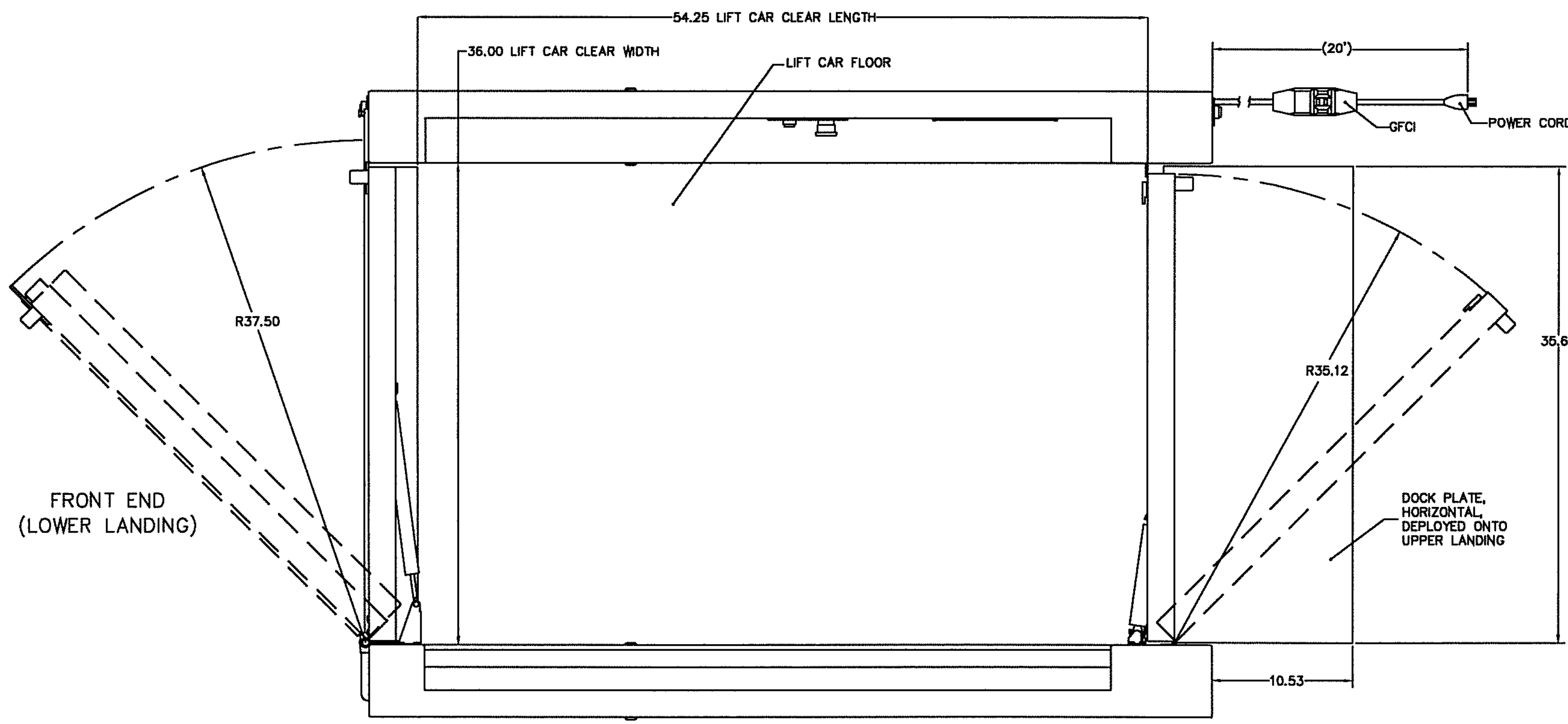
BACK END
POWER CORD NOT SHOWN

SIZE	FSCM NO.	DWG NO.	REV
D	08992	VIRTUOSO 5460P	A
SCALE 1/4	RELEASE DATE	SHEET 3	

DMAT 2/91

FILE VIRTUOSO 5460P

REVISIONS				
ZONE	LTR.	DESCRIPTION	DATE	APPROVED
C6–5,3	A	UPDATED SWITCH VIEWS JMO	08/06/07	EJZ



TOP VIEW

SIZE	FSCM NO.	DWG. NO.	REV
D	08992	VIRTUOSO 5460P	A
SCALE 1/4	RELEASE DATE	SHEET 4	

DWAT 2/91

FILE VIRTUOSO 5460P

ASCENSION®
A DIVISION OF AGM

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tel: 520-881-3993 or 800-459-0400
fax: 520-881-4983
www.wheelchairlift.com • sales@wheelchairlift.com

October 26, 2012

Ron Treharne
Ark1Tek
446 Carmel Drive
Melbourne, FL 32940

Dear Ron,

This letter is to certify that Ascension, a division of AGM Container Controls, Inc., is the manufacturer and sole-source distributor of all Ascension vertical wheelchair lift units (U.S. Patent No. 6,182,798; other U.S. and foreign patents pending).

Please call me at 1-800-459-0400 if I can be of any further assistance.

Sincerely,

Jay Goodspeed
Inside Sales Representative
jgoodspeed@agmcontainer.com

BUDGET (based on the scope below): $84,210.00

Designation & Model	Otis Gen2™ Underslung Elevator System	
Capacity and Speed	2500 lbs Passenger @ 200 fpm	
Stops, Floors & Rise	2 Stops- 2 Front Openings With 36 ft 0 in 0 Of Rise	
Clear Car Inside Dimensions	6 ft 6 in 3/4 wide x 4 ft 4 in 1/8 deep	
Clear Hoistway	8 ft 4 in 0 wide x 5 ft 9 in 0 deep	
Clear Overhead & Pit Depth	Overhead- 12 ft 7 in 0 Pit- 4 ft 0 in 0	
Door Type / Size	One Speed Side Slide- 42 in wide x 84 in high	
Control Space	Machine Roomless. Controller in the top floor entrance jamb	
Operation	Simplex	
Power Supply	480 Volts, Phase AC, 60 Hertz	
Cab Enclosure	Otis laminated steel cab shell, Brushed steel standard return, header and car door Painted white flat canopy with 4 LED down lights Brushed Steel Flat Bar Handrails	
Cab Flooring	Furnished and installed by others- 0.3125 inch recess	
Hoistway Entrance Finish(s)	Stainless Steel entrances at front landings- 1,2 Aluminum sills at front landings- 1,2	
Signals	Stainless steel standard car operating panel including round buttons with blue illuminating halos Hall fixtures with flat metal brushed steel faceplates in entrance jamb face and brushed steel flat buttons	
Constant Features	Access at top and bottom landing with zoning; Firefighters' Service Phase I and Phase II; Handicapped and Braille markings; LAMBDA® infrared door reversal device; In car lantern; Otis ADA hands free phone; Emergency car lighting	
Additional Features	Independent service	
Code Compliance	All applicable local, state and national codes	ANSI A17.1, Florida local code and A.D.A.
	Seismic Zone 0	
Maintenance	12 months after acceptance of elevator by owner including emergency callback service during normal working hours.	

Thanks,

Kyle J Leist | New Equipment Sales Rep.
Otis Elevator Company | 55 W. Pineloch Avenue Orlando, FL 32806
☎:407-438-3633 x 31 | 321-354-4045 | 🖷: 860-622-6275 |✉kyle.leist@otis.com

Palm Bay High School
Press Box ADA Wavier Request

Presented to

Department of Community Affairs
Florida Building Commission

January 23, 2013

ARK1TEK
Architecture & Planning

Requested by

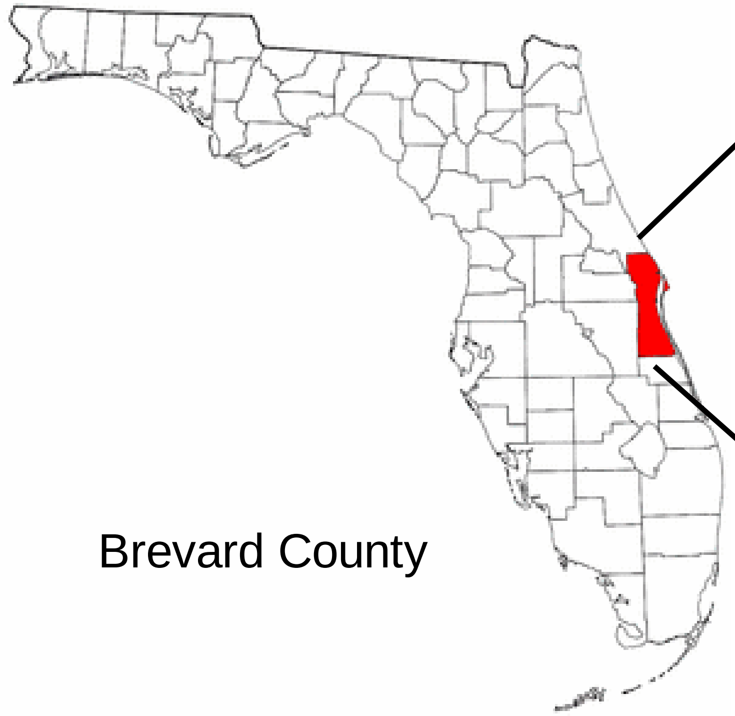
Brevard County School District
Palm Bay High School

Presented by

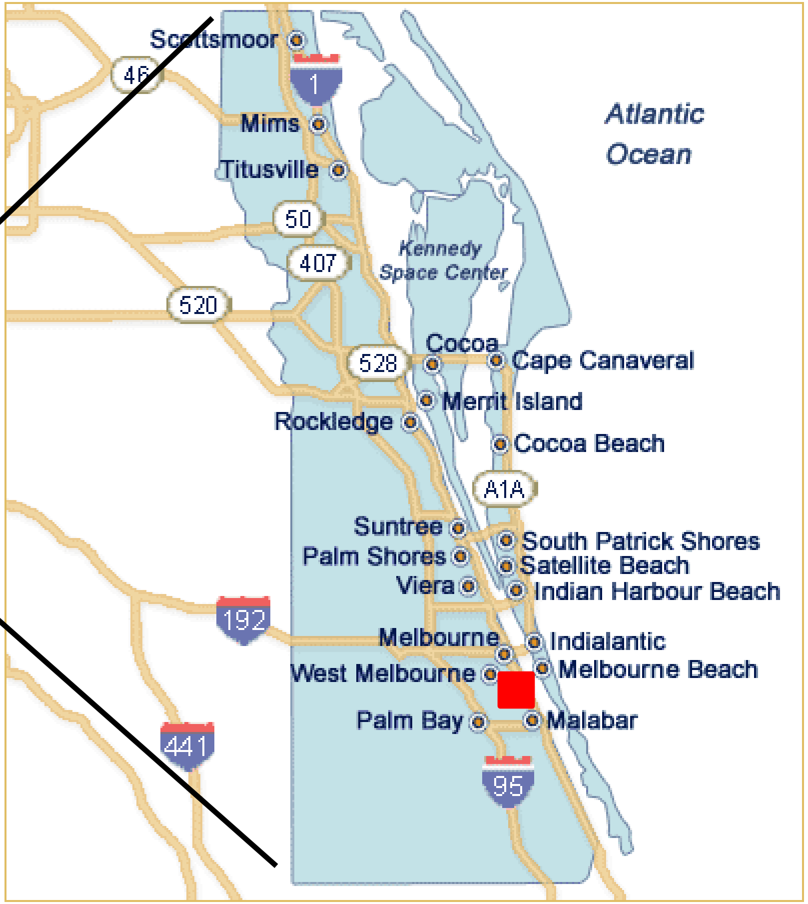
Ronald J. Treharne, AIA

ARK1TEK
Architecture & Planning

Location



Brevard County

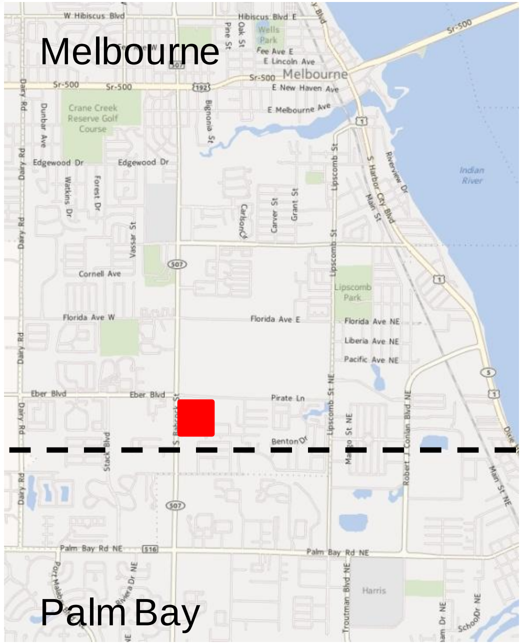


Melbourne/Palm Bay

ARK1TEK
Architecture & Planning

Palm Bay High School

HOME OF THE PIRATES



N



Zoning: I-1

Jurisdiction: BCSD

ARK1TEK
Architecture & Planning

Bleachers





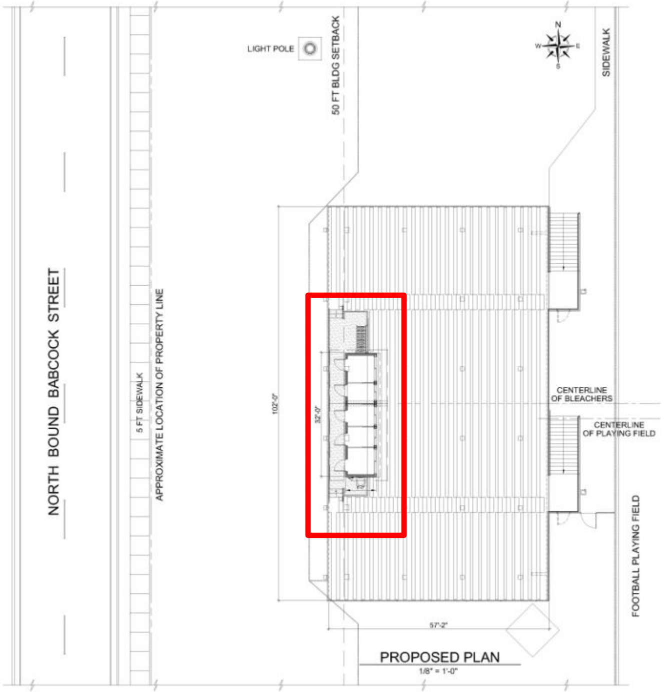
Pre-cast concrete



ARK1TEK
Architecture & Planning

Location





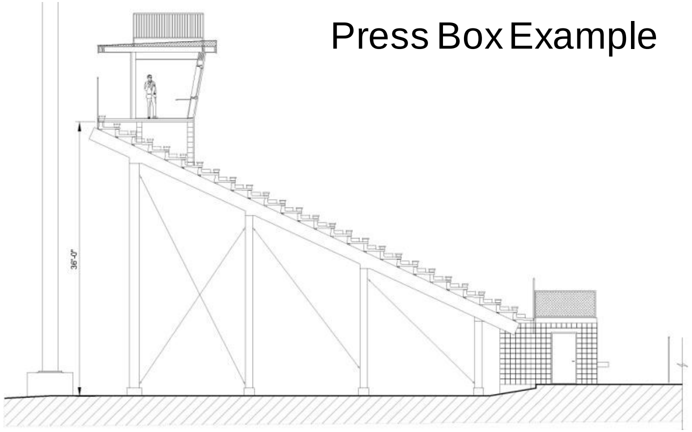
250 SF +/-

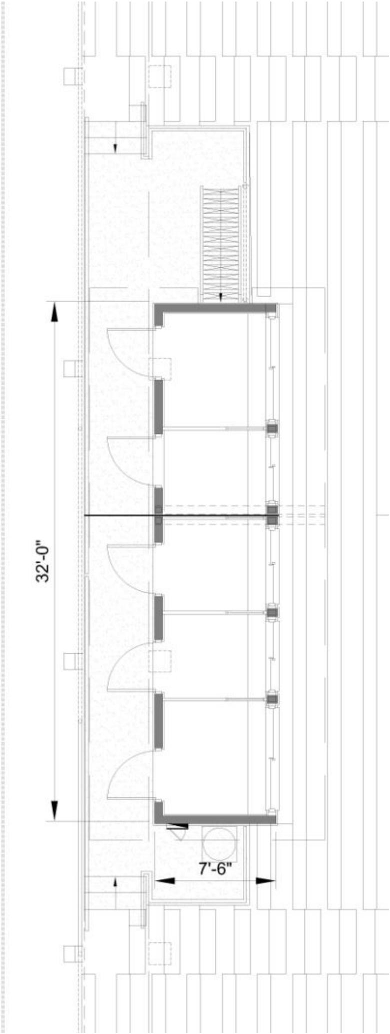
ARK1TEK
Architecture & Planning

Press Box



Press Box Example





Estimated Cost:

$\$102,000.^{00}$

Option “1”

ARK1TEK
Architecture & Planning

Code References

206.2.7 Press Boxes. Press boxes in assembly areas shall be on an accessible route. Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply.

201.1.1 Vertical accessibility. Sections 553.501-553.513, F.S., and the ADA Standards for Accessible Design do not relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the Standards require an elevator to be installed in such building, structure or facility, except for:

(1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms.

(2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas.

(3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

(4) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if sections 221 and 802 are met.

(5) All play and recreation areas if the requirements of chapter 10 are met.

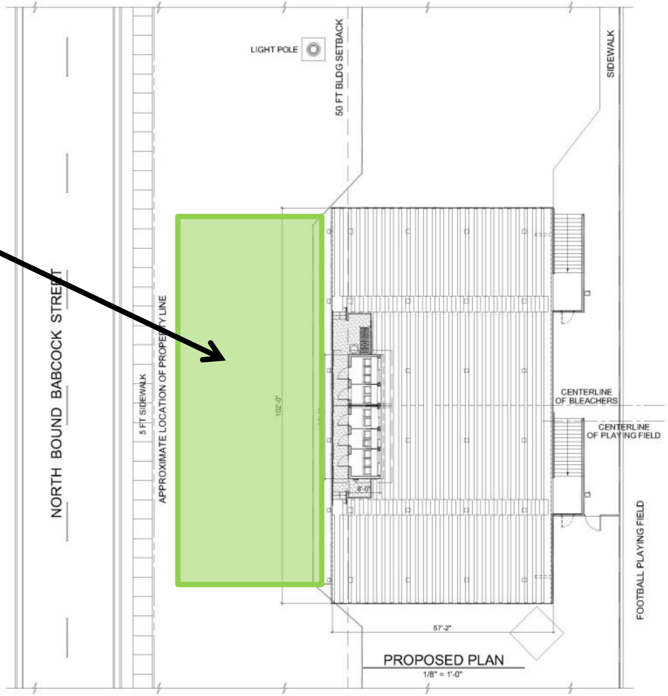
(6) All employee areas as exempted by 203.9.

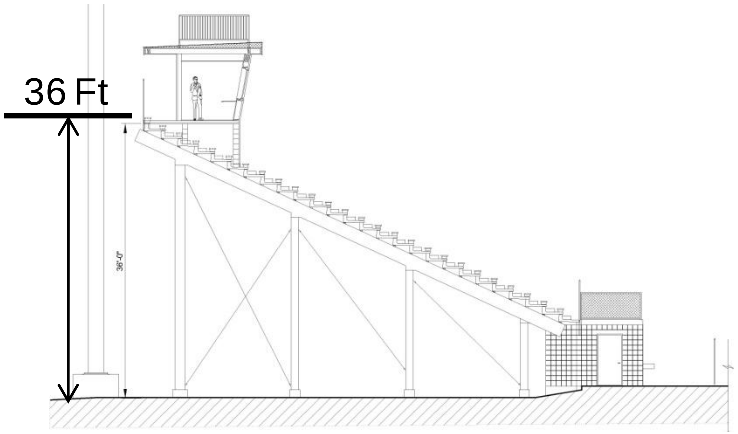
(7) Facilities, sites and spaces exempted by section 203.

Buildings, structures and facilities must, at a minimum, comply with the requirements of the ADA Standards for Accessible Design.

ADA Accessibility

ADA
Accessibility
Optimum
Location

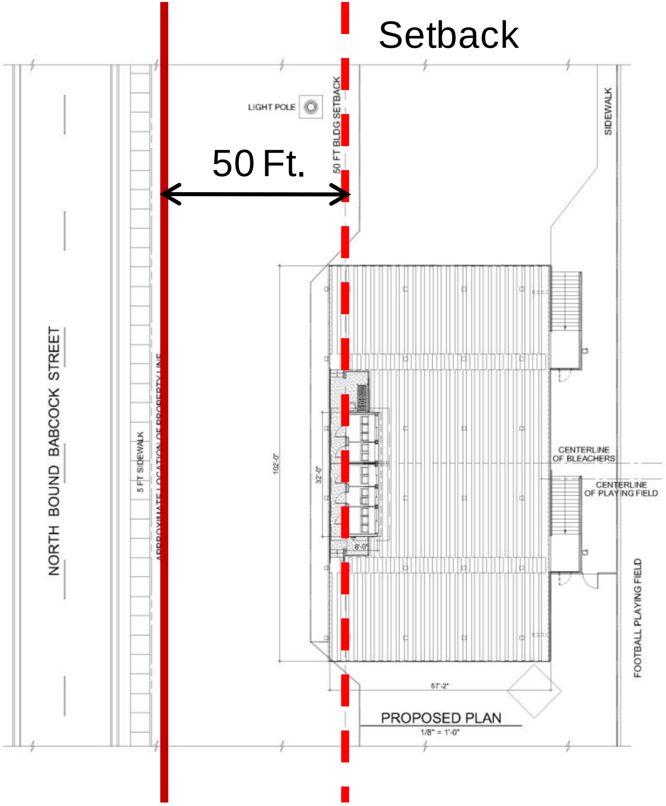




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Building Setback

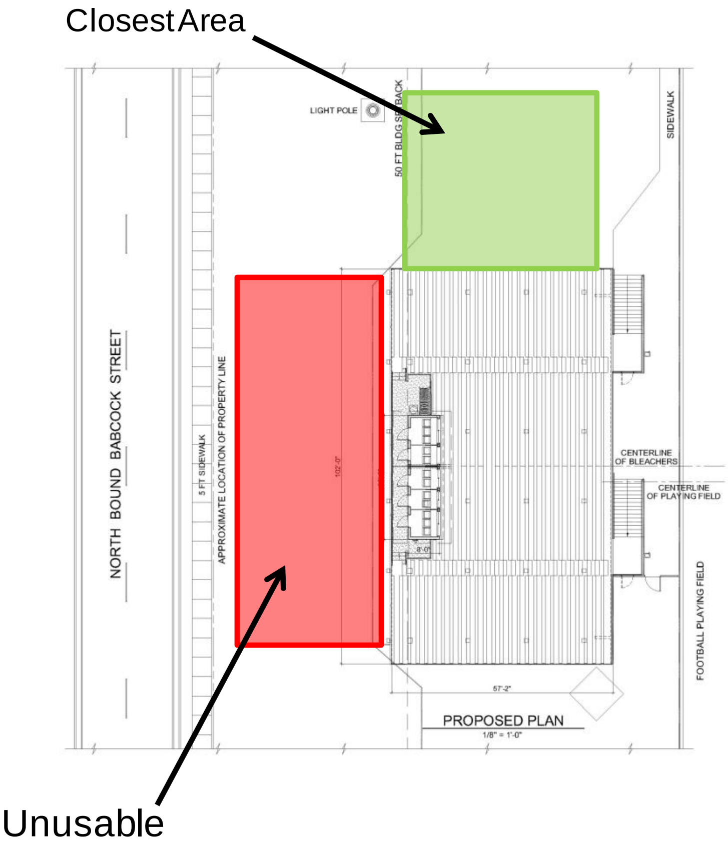




Property Line

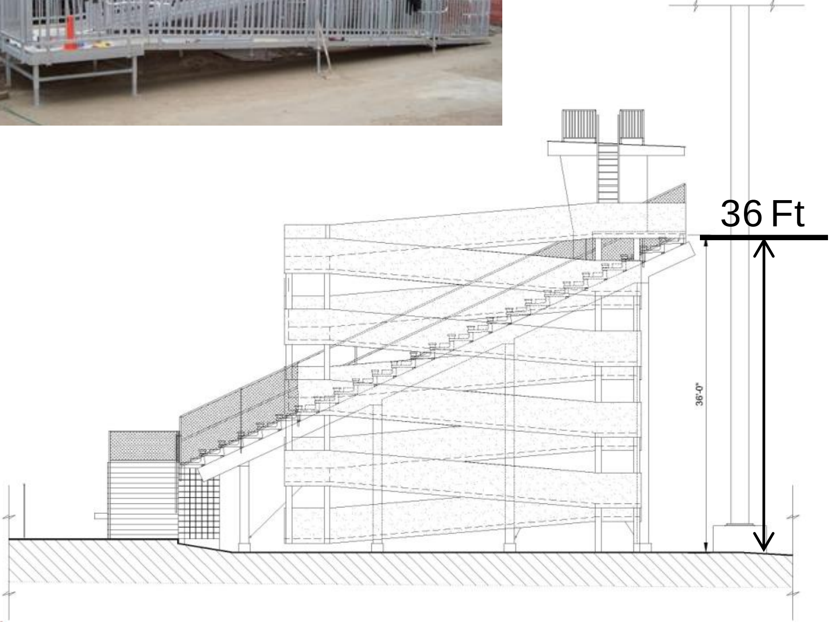
ADA Accessibility

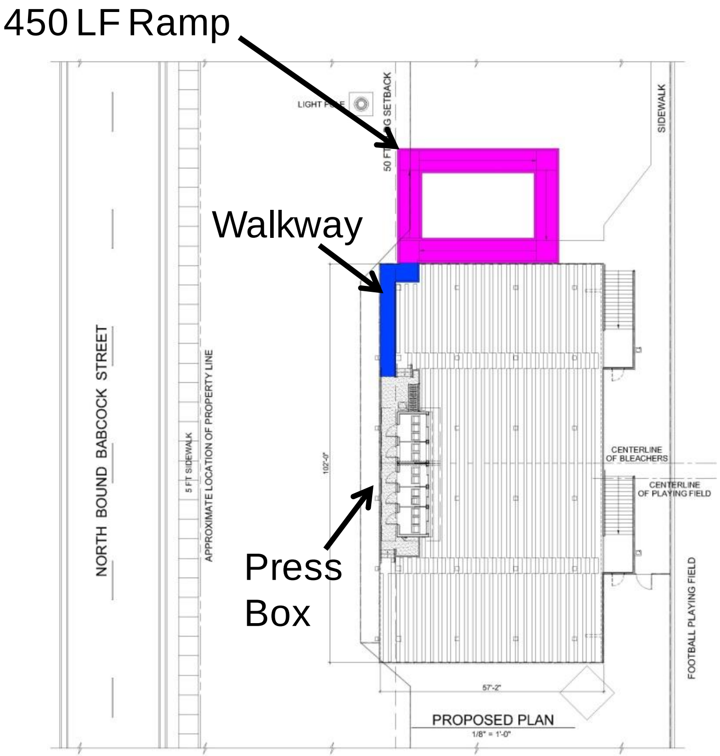




Ramp Option







Estimated Cost: $156,000.00

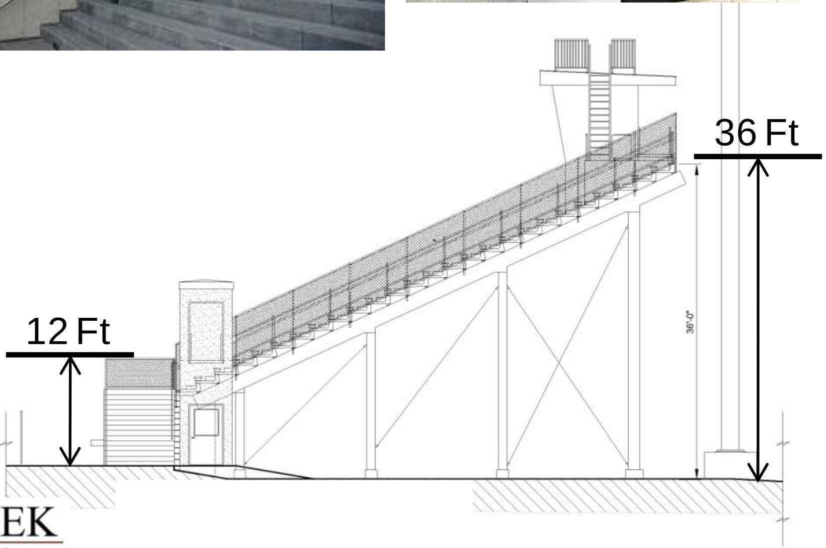
Option "A"

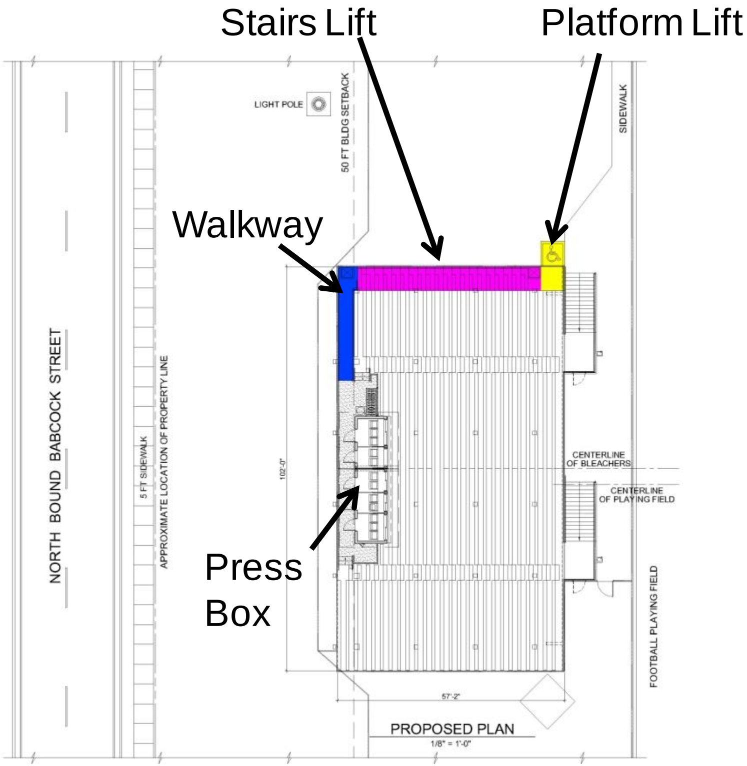
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Platform & Stairs Lift Option









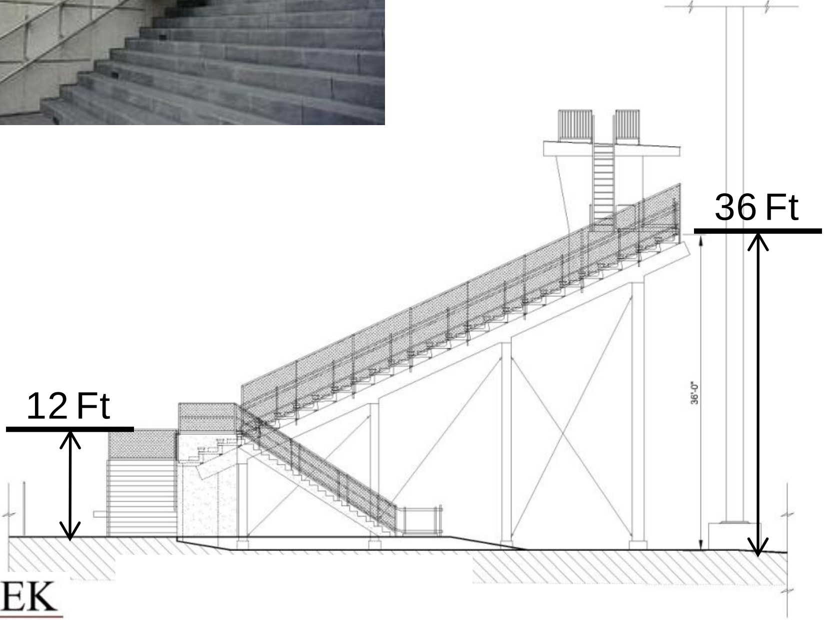
Estimated Cost: $139,000.00

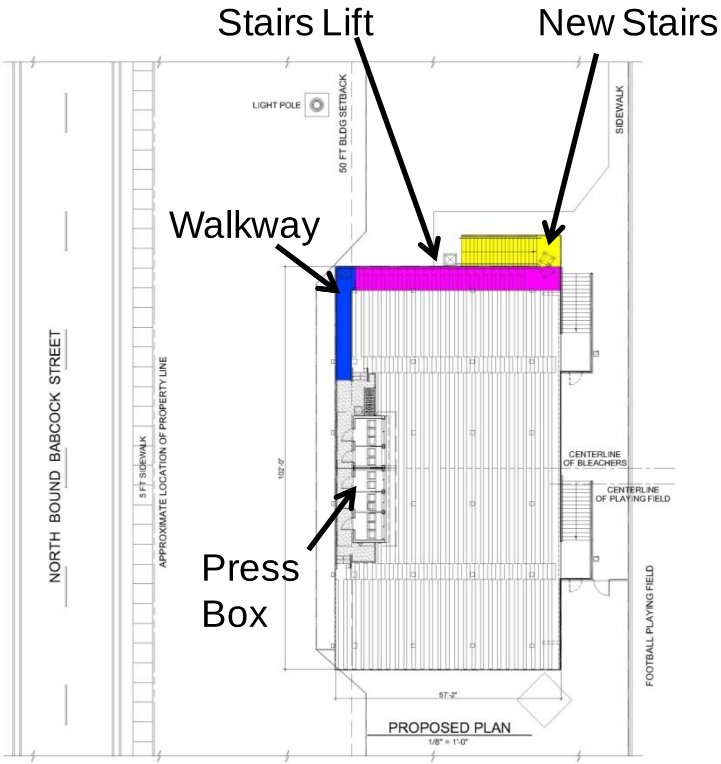
Option “B”

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New Stairs & Inclined Lift





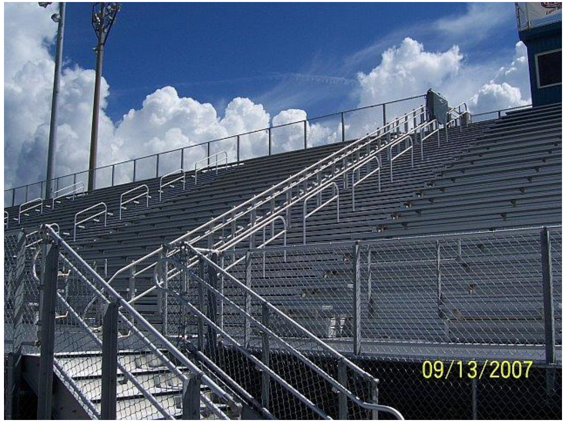


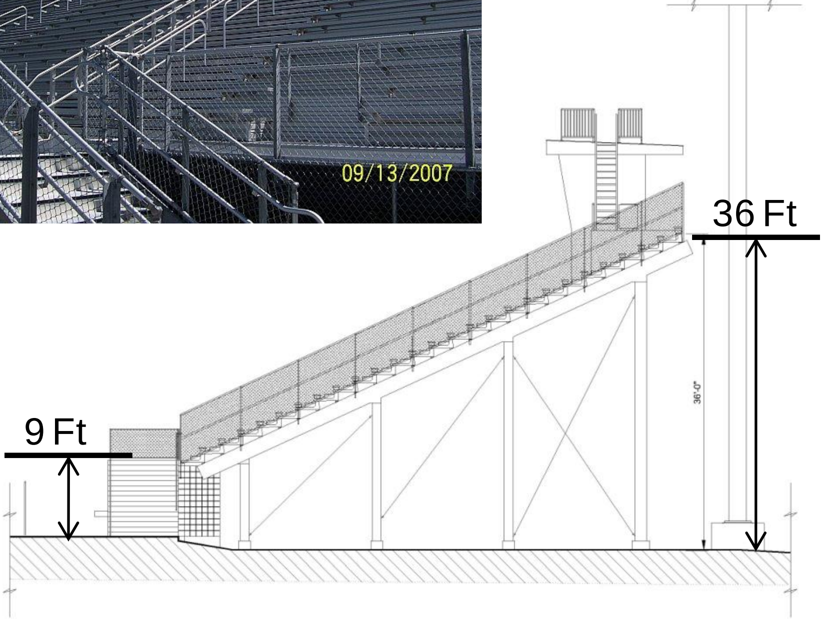
Estimated Cost: $136,000.00

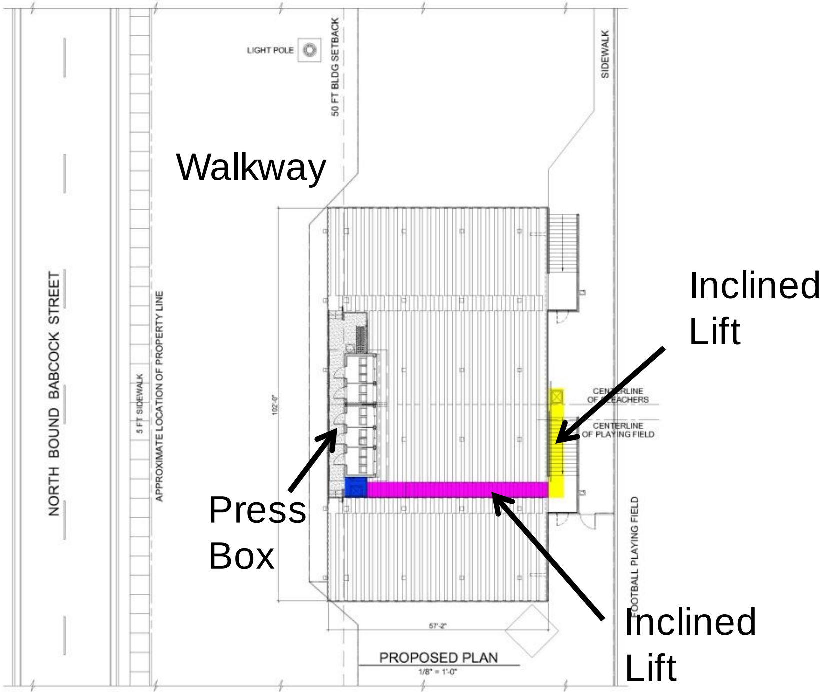
Option "C"

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Inclined Platform Lift







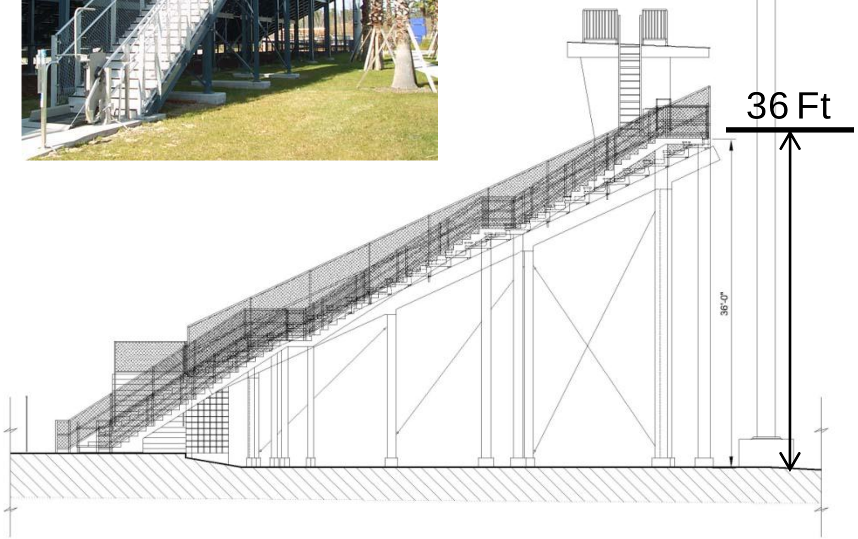
Estimated Cost: $157,000.00

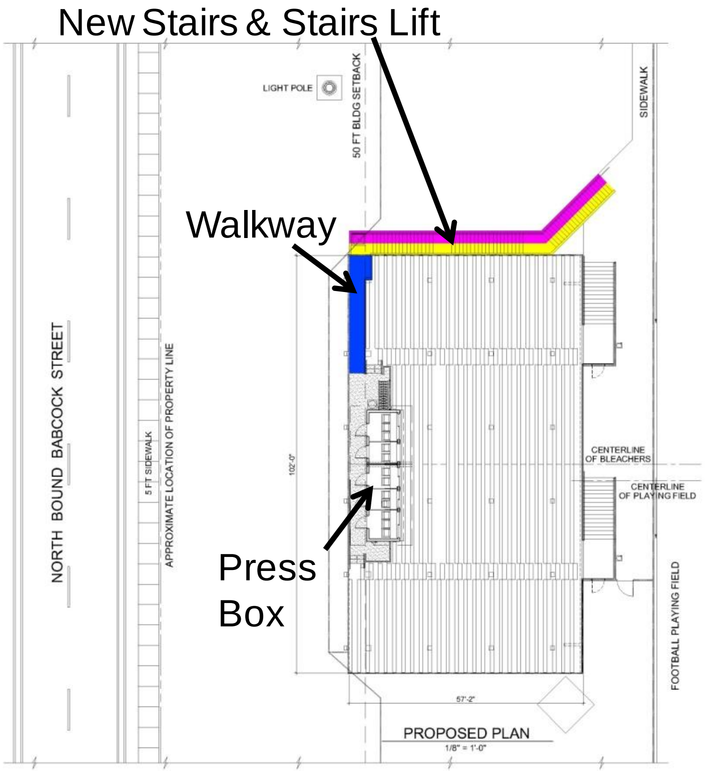
Option “D”

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Stairs & Stairs Lift Option





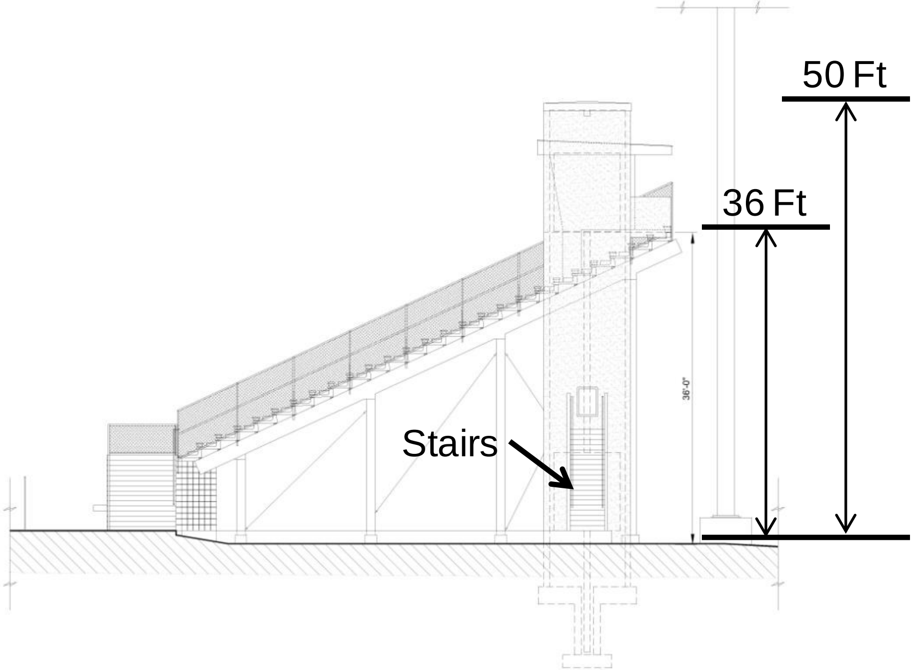


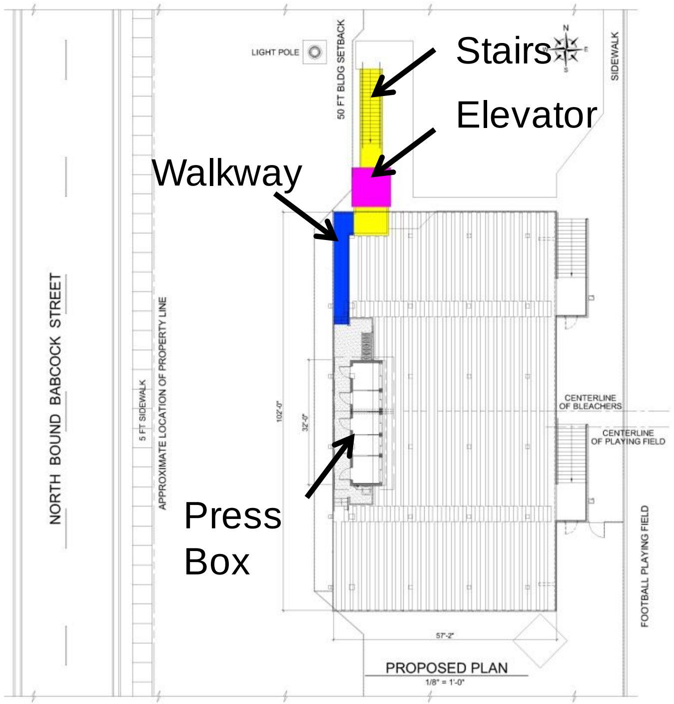
Estimated Cost: $156,000.00

Option "E"

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Elevator Option





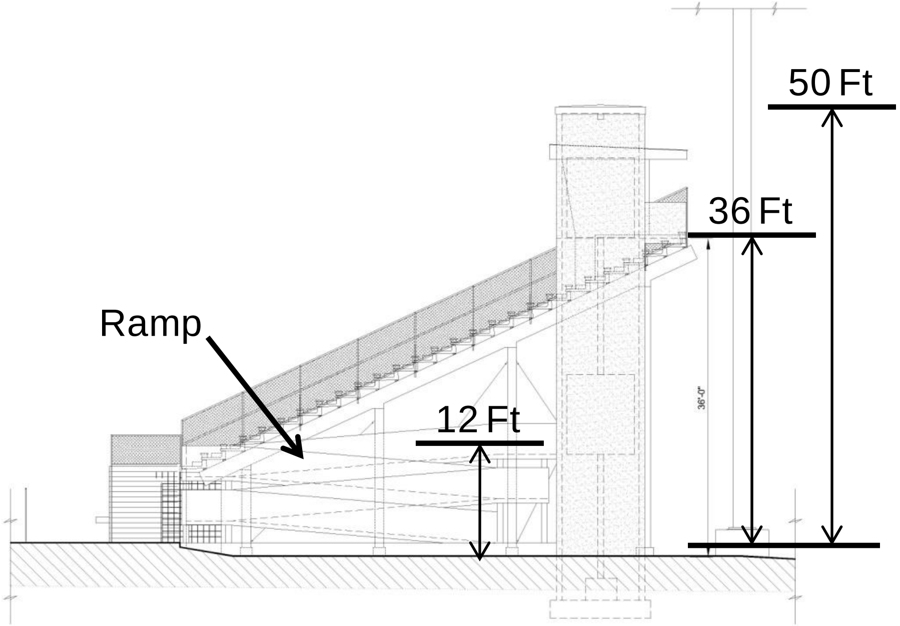
Estimated Cost: $178,000.^00

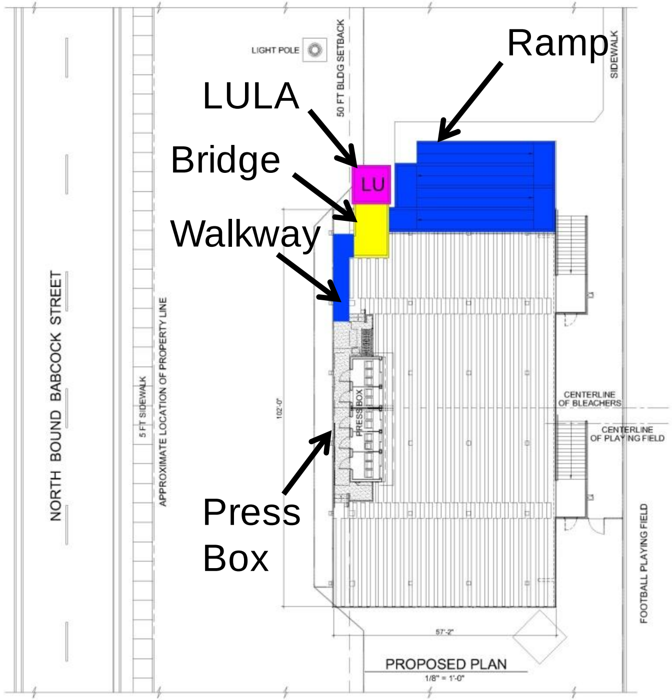
Option “F”

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LULA* Option

*Limited to 25 Ft.





Estimated Cost: $164,000.^{00}

Option “G”

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Cost Comparison

Accessible Route	Estimated Cost	Press Box
Elevator or LULA & Ramp	$ 164,000 – 178,000*	
Platform Lift & Stairs Lift	$ 136,000 to $157,000*	
New Stairs & Stairs Lift	$ 136,000*	
Ramp	$ 156,000	
	* Plus Maintenance	$ 102,000

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Question:

How do I justify to my client an ADA vertical accessibility that costs 1.3 times to 1.8 times as much as the cost of the Press Box?

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Code References

206.2.7 Press Boxes. Press boxes in assembly areas shall be on an accessible route.
Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply.
EXCEPTIONS:

1. Reserved.
2. Reserved.

Advisory 206.2.7 Press Boxes. Exceptions 1 – 3 are preempted by Florida vertical accessibility requirements of s.553.509, F.S., as incorporated in section 201.1.1. ***Florida requirements may be waived down to the ADA Standards requirements.***

Advisory 206.2.7 Press Boxes, Exception 2. Where a facility contains multiple assembly areas, the aggregate area of the press boxes in each assembly area is to be calculated separately. For example, if a university has a soccer stadium with three press boxes elevated 12 feet (3660 mm) or more above grade and each press box is 150 square feet (14 m2), then the aggregate area of the soccer stadium press boxes is less than 500 square feet (46 m2) and Exception 2 applies to the soccer stadium. If that same university also has a football stadium with two press boxes elevated 12 feet (3660 mm) or more above grade and one press box is 250 square feet (23 m2), and the second is 275 square feet (26 m2), then the aggregate area of the football stadium press boxes is more than 500 square feet (46 m2) and Exception 2

ADA Standards

Accessible Routes to Press Boxes. The 1991 Standards, at sections 4.1.1(1) and 4.1.3(1), cover all areas of newly constructed facilities required to be accessible, and require an accessible route to connect accessible entrances with all accessible spaces and elements within the facility. Section 201.1 of the 2010 Standards requires that all areas of newly designed and constructed buildings and facilities and altered portions of existing buildings and facilities be accessible. Sections 206.2.7(1) and (2) of the 2010 Standards add two exceptions that **exempt** small **press boxes** that are located in **bleachers** with entrances on only one level, and small press boxes that are free-standing structures elevated 12 feet or more above grade, from the accessible route requirement when the aggregate area of all press boxes in a sports facility does not exceed **500 square feet**. The Department anticipates that this change will significantly **reduce the economic impact** on smaller sports facilities, such as those associated with **high schools** or community colleges.

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Brevard County School District

for

Palm Bay High School

Respectfully requests

ADA Waiver for their 250 SF Press Box